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PRELIMINARY ENGINEERING REPORT

OF

THE TOWN OF CROTHERSVILLE, INDIANA

DRINKING WATER SYSTEM IMPROVEMENTS

FOR

THE TOWN BOARD
CROTHERSVILLE
JACKSON COUNTY, INDIANA

November 22, 2021 (FPBH, Inc)

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Chapter 1 – General (Introduction)

A. Executive Summary

The Town of Crothersville has commissioned FPBH, Inc., to develop this Preliminary Engineering Report (PER), to evaluate distribution infrastructure and to assess the adequacy of current water supplies. The goal of this PER is to provide insight into the feasibility and sustainability of available assets in order to maintain a high level of service for its citizens.

Municipally owned and operated raw water source wells, in combination with wholesale purchases by means of contractual agreement with the Stucker Fork Water Utility, comprises the source water supplies that serves the Town of Crothersville. The Town is also interconnected with the Jackson County Water Utility for emergency use; however, there are no current agreements to purchase water from the Utility.

At present, two of the three wells owned and operated by the Town are in working order and in production. However, both wells are required to be in serial operation in order to supply the volume necessary to meet the Town's needs. This leaves no emergency redundancy. Solutions to increase production of these wells and/or purchase of additional supply from wholesale agreements are vital to ensure proper system operation.

A majority of the Town's supply, treatment and distribution system is nearing the end of useful life. Broken mains are increasingly becoming a concern, as it is estimated that roughly 1/2 of the system is over 40-years of age; with the remaining components nearing or exceeding 25-years of age. Much of the older water mains are of 4-inch diameter and contain dead-ends. Dead-end systems diminish fire protection and may adversely impact water quality by increasing water age.

The distribution system also lacks adequate isolation valving that is necessary to properly perform maintenance and make repairs. Inadequate valving raises operation and maintenance costs by increasing the number of manhours required to make emergency repairs. Additionally, a greater number of customers are impacted when these activities are performed.

Concerns in the Industrial Park located in the southern portion of Town are twofold. Industries often experience low pressure and inadequate fire protection volume resulting in the added expense of owning, maintaining and operating individual fire suppression tanks and systems. Inadequate volume and flow to the Industrial Park may limit new development, as well as detour existing industries from expanding.



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In summary, the following itemizes areas in need of improvement:

1. Provide additional elevated storage for volume; install new altitude valve(s) and chlorine boosters.
2. Replace existing 4-inch diameter mains with 6-inch diameter mains.
3. Eliminate dead-ends with looped systems.
4. Replace inoperable valves.
5. Replace potential lead containing service lines within the proposed project area.
6. Install isolation valves at strategic locations to reduce service area impacted during maintenance and/or breaks.
7. Locate and develop new well to for additional supply.
8. Install new filtering system and renovate treatment facility.
9. Install new remote-read meters within the distribution system.
10. Replace Supervisory Control and Data Acquisition (SCADA) system.
11. Install security fencing and access for the existing 300,000-gallon elevated water storage tank.

The combination of these efforts will assist the Town in maintaining sustainable service for current needs, as well as provide flexibility to ensure that future opportunities for growth are possible.

B. Authorization

The authorization for this report is pursuant to an Agreement for Consulting Services executed with the Town of Crothersville on July 7, 2020.



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C. Method of Investigation

Dan Wright, Steve Gill, and Shane Spicer of FPBH, Inc. conducted several site visits to the plant as well as the distribution system throughout the Town. During these visits an inspection of the current facilities was conducted and data was gathered from the Water Department as well as the Town Clerk/Treasurer's Office. Additional pertinent data regarding system design and operational performance statistics utilized in the development of this PER were collected from other sources. All pertinent Data has been compiled and is incorporated within this document.



Chapter 2 – Project Planning Area

A. Location

The proposed projects will be located at the treatment plant and well field, as well as throughout the distribution system with the new water tower to be located at the intersection of US 31 and Industrial Way. The Water Treatment Plant is located at 5725 S County Rd 1000 E, Crothersville, IN 47229, Vernon Township in Jackson County, Indiana. The plant coordinates are 38°47'50.73"N, 85°50'57.77"W. The plant is located on the west side of town, west of US Highway 31 in the SW ¼ of Section 10, T4N, R6E of the Crothersville USGS Quad Map. See **Appendix B – FIGURE 2A** for a quadrangle map and **Appendix C – FIGURE 3A** for an aerial image of the project site.

The majority of the improvements made to the distribution system will be located within the corporate limits of the Town of Crothersville, Vernon Township, Jackson County. The area coordinates are 39°47'40.81" N, 85°31'33.33" W. The Town is located in Sections 10, 11 & 15, T4N, R6E of the Crothersville USGS Quad Map. See **Appendix B – FIGURE 2B** for a quadrangle map and **Appendix C – FIGURES 3B thru 3D** for an aerial image of the project site.

B. Environmental Resources Present

Historic Resources:

A review of the Indiana Department of Historic Preservation and Archaeology (DHPA) State Historical Architecture and Archaeological Research Database (SHAARD) and the SHAARD Archaeology and Structures GIS site indicated that there are: archaeological sites and site areas, three cemeteries, and 105 county historic structures, within a one-mile buffer of the project area. None of the archaeological sites and site areas will be affected by the project. The German Reformed Church Cemetery, also known as the United Church of Christ Cemetery (CR-36-204, 071-141-43011) is located within the project boundary in the southwest portion of the project. Initial burial date was listed as 1888, but no final date was listed on the cemetery register form. The County Survey rates it as contributing. No major construction is planned at the cemetery area, although hydrant and valve installations are expected in the nearby vicinity. In this event, the designer shall strive to eliminate, mitigate, or avoid impacts within the vicinity of the cemetery. If avoidance or mitigation efforts are not practical, detailed correspondence with DNR in accordance with 312 IAC 22.5, may be required to obtain approval to design and construct. The Crothersville Cemetery (CR-36-191, 071-141-40009) is a currently operating cemetery with a date range of 1873 to the present and a County Survey rating as notable. It is located approximately 0.30 km west of the project area. The Gorrell Cemetery (CR-36-192) is located approximately 1.30 km east of the



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project area. It has no other information other than location but is likely a family cemetery. Neither the Crothersville, nor Gorrell Cemeteries will be impacted by the project.

Of the 105 historic structures listed in the the Jackson County Survey (IHSSI 1987) within the project area, one, the First Presbyterian Church (071-141-42012) was rated as Outstanding. The Crothersville Independent Order of Oddfellows (IOOF) Lodge on the corner of US 31 and E Howard St (071-141-41020) is rated as Notable and is also a National Register of Historic places site (NR-2742) site. Other structures rated as Notable included houses 071-141-41006, 071-141-41049, 071-141-43007, 071-141-42011, 071-141-42026, 071-141-41035, and 071-141-40008 as well as School #10 071-141-40007, Applegates General Store 071-141-41009, Immanuel Evangelical Reformed church 071-141-43008, Crothersville State bank, 071-141-41037, and Commercial Building 071-141-41026. None of the structures will be impacted by the project.

Cemetery Property:

The Crothersville Cemetery is located along the west side of Town on the north side of CR 600S and west of CR 1000E. There are no plans to include major construction west of CR 1000E or in the immediate vicinity of the cemetery. However, minor construction activities within the area may be necessary.

In addition, the German Reformed Church Cemetery is located south of Main Street near the corner of Main St. and Kattman Ave. No major construction is planned at the cemetery area, although hydrant and valve installations are expected in the nearby vicinity. In this event, the designer shall strive to eliminate, mitigate, or avoid impacts within the vicinity of the cemetery.

If avoidance or mitigation efforts are not practical, detailed correspondence with DNR in accordance with 312 IAC 22.5, may be required to obtain approval to design and construct.

Climate Conditions:

Climate data provided below was obtained from the National Oceanic and Atmospheric Administration (<https://www.ncdc.noaa.gov/cag/county/time-series/IN-071/pcp/ann/11/1895-2020?filter=true&filterType=binomial>).

Climate Conditions	
Annual Average Maximum Temperature	65.4° F
Annual Average Temperature	54.7° F
Annual Average Minimum Temperature	44.0° F
Annual Average Precipitation	56.3 Inches



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Surface Water:

Crothersville is flanked by the Muscatatuck River to the south, and the White River to the north. The Town drains primarily to the west through tributaries of the Vernon Fork, a tributary of the White River. The two primary drainage features within the Town's limits are the Blau and Nehrt (Hominy) Ditches. These two waterways serve as the primary drainage channels for the majority of the incorporated area. The Water Treatment Plant is located approximately ¼-miles south of the Blau Ditch. All projects listed in this report are in the East Fork White River Watershed.

With the exception of a possible crossing of an unnamed tributary (UNT) of Blau Ditch by Alternates B and C at the intersection of Walnut St and Pennsylvania Av, the proposed improvements will not be constructed near any surface water areas; therefore, no negative impacts are anticipated. **Appendix D, Figures 4A** shows the location of surface water near the proposed collection project areas. The project will not adversely affect any Natural, Scenic, and Recreational Rivers and Streams listed in 312 IAC 7 (2), Waters of High Quality listed in 327 IAC 2-1-2(3), Exceptional Use Streams listed in 327 IAC 2-1-11(b) or Salmonid Streams listed in 327 IAC 2-1.5-5(a)3.

Flood Plain:

FEMA map FIRM Firmette 18071C0361D and 18071C0362D dated November 19, 2014 (See **Appendix D – FIGURE 4**) were reviewed to identify potential construction impacts within a Flood Plain. Areas that immediately surround the Blau Ditch are listed within Flood Zone AE. The IDNR Floodplain Information Portal and areas adjacent to Nehrt Ditch were within the DNR Approximate Floodway (Flood Zone A). However, at this time, there are no anticipated construction activities that will occur within these vicinities.

Groundwater

The proposed project will not permanently affect a groundwater table or local wells during construction. If dewatering is required because of high groundwater, appropriate mitigation measures will be used to ensure dewatered flows do not introduce solids to surface waters.

The IDNR Water well database indicates that the water main system projects do not impact existing wells in the project area.

Wetlands:

No wetlands will be adversely affected by this project. Refer to **Appendix E – FIGURES 5A** for a map showing the locations of nearby wetlands.



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Plants and Animals

The United States Fish and Wildlife Service (USFWS) Information and Planning for Consultation (IPaC) species list for Alternate B indicates that the proposed project will not negatively impact endangered species or habitats.

No tree or brush clearing will be required for construction in Alternate B.

Prime Farmland

The location of the WWTP improvements has previously been disturbed and is not currently farmland, therefore this project will not impact prime or unique farmland. No unique geology features are in the WWTP project area. Best management practices (BMPs) will be implemented during construction to reduce or eliminate waterway situation and contamination from construction activities.

The water storage and distribution projects will generally be constructed in previously disturbed areas such as road right of ways , utility easements, and industrial areas. The Farmland Conversion Impact Form CPA-106 is included in **Appendix G, Figures 7A.#**. USDA Review response is pending.

Air Quality

There will be a short-term impact on air quality associated with normal construction activities. Reasonable mitigation measures will be taken to minimize the dust and the noise generated during the project construction. The contractor will be encouraged to water key construction corridors as needed to control excess dust, and construction activities will be limited to daylight hours to minimize noise impacts. Odor and airborne contaminants are not a concern with this project.

Open Space and Recreational Opportunities

The proposed project's construction and operations will neither create nor destroy open space. The portion of the proposed project that does exist in a small footprint of the Town of Spiceland's Park. The impact will occur only where an existing lift station exists and will not directly affect recreation areas within the park.



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Lake Michigan Coastal Program

These projects will not affect the Lake Michigan Coastal Zone.

National Natural Landmarks Impacts

A search of the National Park Service (NPS) *list of Nation Historic Landmarks* did not indicate any landmarks in or adjacent to the project or in Jackson County. The nearest National Historic Landmark is the Donaldson Cave System and Woods in Lawrence County.

Physiography/Geology:

Jackson County is located in south-central Indiana; bounded to the north by Bartholomew and Brown Counties, to the east by Jennings, to the south by Scott and Washington Counties, and to the west by Lawrence and Monroe Counties. Jackson County covers an area of almost 520 square miles, or 328,819 acres. The county seat is Brownstown, located nearly in the center of the county, about 45 miles northwest of Louisville, Kentucky.

The county contains three major roadways, namely I-65, US 31, and US 50. The majority of the county lies in the Scottsburg Lowland feature, except along its western third where it is flanked by the Knobstone Escarpment, which leads to the Norman Uplands. Refer to

Appendix F – FIGURE 6

Soils:

The majority of this project will be located in silt loam soils, specifically Peoga silt loam which are considered to be poorly drained. See **Appendix G – FIGURE 7** for a soils map of the project area.

B1. Other Environmental Impacts

It is anticipated that projects listed in this report will be confined to previously disturbed areas, specifically being located within the footprint of the current Water Treatment Plant and along existing roadway or water distribution facilities. Additionally, it is anticipated these projects will not involve tree clearing or stream crossings.



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Crothersville does not have an NRHP or State Historic District.

Portions of the projects presented in this report may be in the vicinity of the Town's historic district. Coordination with IDEM, and DNR SHPO will be required. It is anticipated that projects within the vicinity of historic areas will be minor in nature. However, the designer shall strive to eliminate, mitigate, or avoid impacts within these locations.

No additional direct or indirect impact to the flora and fauna is anticipated for this project area. No species, endangered, threatened or otherwise will be adversely impacted as a result of this project.

B2. Secondary Impacts

The Town of Crothersville, through the authority of its zoning laws or other means, will ensure that future development, as well as future storage, distribution, or treatment works projects that connect to the funded facilities will not adversely impact archaeological/historical/structural resources, or other sensitive environmental resources. The Town will require new development and/or treatment works projects to be constructed within the guidelines of the IDEM, U.S. Fish and Wildlife Service, IDNR, and other environmental review authorities.

B3. Mitigation Measures

All ordinary acceptable construction practices will be adhered to with regards to local, state and federal regulation to avoid/lessen erosion, siltation and air quality impacts as well as wooded or wetland area impacts. All reasonable measures will be taken to avoid/lessen any potential temporary or long-term negative impacts as a result of this project.



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C. Growth Areas & Population Trends

Crothersville is the third most populated city or town in Jackson County, comprising approximately 3.5% of the total population. According to Stats Indiana, Jackson County's population is forecasted to decrease by approximately 0.5% by the year 2030.

This factor appears to be driven mostly by the economy and availability of employment. Crothersville's proximity to Interstate 65, the City of Seymour to the north, and the metropolitan area of Louisville, Kentucky to its south, provides potential growth opportunities that may reverse this trend. Given these considerations minor gains in population over the next 25 to 30 years appears to be a reasonable conclusion.

Potential growth areas will likely trend to the south of Town toward the intersection of Interstate 65 and US 31. Due to the proximity to Louisville, and access to the interstate, this area offers the capability to support both industrial and residential development.

TABLE 2 - 1: Town of Crothersville Population

Year	Population
1990	1,687
2000	1,570
2010	1,591
2020	1,546
2024	1,720
2040 Projected	2,103

Source: www.census.gov www.stats.indiana.edu



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Chapter 3 – Existing Facilities

A. Location Map

A project location map is listed in Appendix A and labeled as **Figure 1A**.

B. History

The Crothersville Water Department is a municipally owned utility located in The Town of Crothersville, Jackson County in Indiana; Operating Permit Number IN5236001. The IDEM virtual file cabinet database contains records of the Town's water works facility dating to October 4, 1973. Well records obtained through the Indiana Department of Natural Resources (IDNR) have been dated to as early as May 23, 1978. The plant serves a population of approximately 1,500 ("Population and Housing Unit Estimates". United States Census Bureau. May 24, 2020) with 960 metered connections. The plant is permitted as a Groundwater Type WT3 facility.

In the mid-1990's a series of improvements were made to the distribution system. This included the construction of the 300,000-gallon elevated water storage tank, located south of Walnut Street and east of Kovener Street. The majority of the remaining projects upgraded existing 4-inch diameter mains to 6-inch diameter.

In 1997, new 6 and 8-inch water mains were constructed south from Moore Street to the Industrial Park. In 2001 the 8-inch water main connecting to Stucker Fork was designed.

The current treatment facilities were constructed circa 1994, according to Commonwealth Engineering record drawings dated April 1995. The existing treatment plant includes a 350 gpm (0.5 mgd) low-pressure filtration system, chlorine, and fluoride chemical injection, and two high-service pumps (each pump operating at 315+/- gpm when running).

Since 2001 there has been limited or little documented improvements to the treatment and distribution systems; apart from the installation of a mixing unit that was installed in the elevated storage tank circa October 2017.

The Town has 2 full time water employees with 1 licensed operator. Jason Hillenburg is the Town Board President.



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C. Water System Components

A Summary of the Water Distribution system components is as follows:

TABLE 3 - 2: Town of Crothersville Water System Summary

Description	Quantity / Capacity
4" Water main	30,100 LFT
6" Water Main	31,400 LFT
8" Water Mains	19,650 LFT
10" Water Main	4,100 LFT
12" Water Main	481 LFT
Fire Hydrants	107
Well #2 / #4	193 gpm / 350 gpm
High Service Pumps # 1 / #2	350 gpm / 350 gpm
Elevated Finished Water Tank	300,000 gallons

Notes:

- 1) Hydrant quantities and Pipe Lengths were taken from information and Record Drawings provided by the Town of Crothersville.
- 2) Well pump rates provided in the table are maximum rates, these values fluctuate based on the system pressure/operation.



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D. Condition of Facilities

Treatment and Supply:

The Town currently owns three raw water source wells. Two of which are located near the Water Treatment Plant (Wells #2 and #3), with the other located west of the wastewater treatment facility (Well #4). The designation of a #1 Well is not used. Currently only Wells #2 and #4 are in operation. It has been observed that both Wells #2 and #4 are required to run in serial to meet the capacity of one distribution system High Service Pump. Well #3 is no longer in use and in need of replacement. Given the diminished supply, solutions to either increase production of the existing wells through rehabilitation or the construction of new wells should be considered. A third option could be to purchase all water from wholesale sources such as Stucker Fork and/or Jackson County Rural Water.

The existing treatment facility was constructed circa 1994. The plant consists of a low-pressure Anthracite media filter, rated at 350 gpm (0.5 mgd). The filter further includes 12,000 gallons of detention; AERAFLOC (aeration chamber) for iron, manganese, hydrogen sulfide and dissolved gas removal, and static chemical feed lines. From review of MRO data, iron concentrations are at a level that suggest that filtration is required. Manganese concentrations are not recorded.

Raw source water is pumped from the wells directly into the filtration system. Since the source water is of high quality, simple filtration is a viable means of treatment. However, given that the filtration system is approaching 20-years of use, rehabilitation and filter media replacement needs to be evaluated.

Currently, only chlorine and fluoride are required for the chemical treatment. These are injected after filtration and prior to entering the distribution system. Two high service pumps energize the system and fill the centrally located 300,000-gallon elevated water storage tank. Under normal pumping operation one-(1) high service pump can deliver 315 gpm (0.450 mgd). At present, both well pumps operating in series has a combined volume capability of 315 gpm +/- .

The plant SCADA system is outmoded and no longer directly supported by the original manufacturer. Therefore, a SCADA replacement is required.

- Peak Crothersville use including the Industrial Park is ~ 248 gpm
- Tower storage is 300,000 gpm- Average Daily Use of 167, 040 gpd (116 gpm) leaves a 132,960-gallon reserve, which is a 137,040-gallon shortfall based on the Basic Fire flow for



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the Town, as determined by the Insurance Services Office (ISO) determination, of 2,250 gpm for a 2 Hours duration. With the production capacity and the interconnects with Stucker Fork and Jackson Water of the following capabilities.

- Crothersville High Service Pumps/Wells - 315 gpm
- Stucker Fork Water Connection – 300 gpm
- Jackson Water – 350 gpm (estimated from available information)

Total = 965 gpm = 115,800 gallons supply capacity for a 2-hour duration

With the above listed supply capacity during a 2-hour event, the storage shortfall would be 21,240 gallons. This is not an ideal situation; however, an increase in storage capacity at present and projected water use would be expected to affect water quality for the town. In addition, the higher rated structures within the town are equipped with fire suppression systems, which greatly enhances safety of the firefighting supply for the town.

315 gpm production from the Water Plant pumps and an approximate viable flow of 300 gpm from the existing Stucker Fork connection if the valves are opened, the storage shortfall would then be approximately 63,240 gallons. The Jackson Water connection would also act as a reserve source although it is not anticipated the

The water tower was given a comprehensive rehabilitation in 2017 and is good condition. Therefore, no modification or rehabilitation of the tank is presently required, although a tank level SCADA monitoring replacement will be needed to be compatible with the proposed plant SCADA replacement. A security fence is also required at the tower site.

Distribution System:

In all, there is approximately 16-miles (estimated from Record Drawings) of water distribution mains throughout Town, with roughly 1/3 of the mains being 4-inches in diameter. The remaining 2/3 of the distribution system ranges primarily between 6 and 8-inches in diameter. It is further estimated that 50% of the distribution system is comprised of ductile or cast-iron pipe. In the early to mid-1990s, several projects were undertaken to upgrade the distribution system to a minimum of 6-inch diameter. The materials used during that time was PVC.

The current distribution system is experiencing age related failures. Repair excavations have shown extensive corrosion of mechanical joints of the older piping. Broken mains are



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increasingly becoming a concern, as it is estimated that roughly 1/2 of the system is more than 40-years of age; with the remaining being approximately 25-years of age.

The distribution system also lacks an adequate number of isolation valves. Isolation valves are used to isolate portions of the distribution system for maintenance and repair and are located so that the areas isolated will cause a minimum of inconvenience to adjacent service areas. Many of the existing isolation valves have cannot be located or are inoperable. Inadequate valving affects operation and maintenance costs by increasing the number of manhours and materials needed to maintain operations. Additional valves will also reduce the area impacted by maintenance and breaks.

Concerns in the Industrial Park located in the southern portion of Town are twofold. Industries experience low pressure and inadequate fire protection primarily associated with the lack of available volume. To help remedy the pressure concerns, the Town has closed the “connecting” valves at the Industrial Park to isolate it from the rest of the distribution system. Therefore, the Industrial Park is fed solely by Stucker Fork. However, this scenario also creates a dead-end system which is susceptible to pressure fluctuations especially when instantaneous demands are large, as could be the case with industrial users. This solution of closing the connecting valve and decoupling from the distribution system does not address the long-term operation issues.

As mentioned previously, industrial users lack adequate volume for fire protection. Therefore, in some cases are required to install, operate, and maintain individual fire suppression storage tanks. In addition to the apparent safety concern, this may limit potential growth in the area, as well as detour existing industries from expanding. With these items considered, a permanent long-term solution is sought to correct the concerns.

Review of 2018-2019 billing records indicates potentially significant amount of water loss. This review is cursory in nature for the purposes of vetting the need for further investigation. It was noted that monthly water loss ranged from as high as 100% to as low as 0% (or net gain); with yearly averages over the timespan equaling 20% in losses.

A lead service line inventory survey was taken of customers within the Crothersville area. Based on those responses, the input of the Crothersville Water Department and historical records of when homes were built, the following table is provided of potential lead remnant within the service lines of Crothersville.

The numbers listed below in **Table 3-2** are considered estimates.



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Table 3-3: Town of Crothersville Lead Service Line Inventory

	<u>Potential Lead Service Lines from Main to Meter</u>	<u>Potential Lead Service Lines from Meter to Homes</u>	<u>Category Totals</u>
Located within Proposed project Limits (per Preferred Alternate)	3,500 Lft	4,200 Lft	7,700 Lft
Located outside of proposed project limits	3,100 Lft	13,900 Lft	17,000 Lft
TOWN TOTALS	6,600 Lft	18,100 Lft	24,700 Lft
Percentage of Service Line Replacements Proposed (per Preferred Alternate)	53%	23%	31%

E. Financial Status of Existing Facility

Rates are to be adjusted beginning in May 2026 per Ordinance No. 2026-2, as approved February 3, 2026. This is based on the newest rate study for the Town of Crothersville completed on November 4th, 2025 and is included in **Appendix J**.

F. Asset Management Plan

An Asset Management plan has been completed and is as shown in **Appendix K**.



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Chapter 4 – Need for Project

A. Health & Security

Given the concerns cited previously, it is apparent that rehabilitation is necessary in order to ensure that current and future needs are met. Undersized and dead-end distribution mains degrade fire protection and increases water age which may adversely impact quality. Lack of volume and pressure exposes fire protection risks. Broken mains due to age can lead to contamination of the system, requiring boil orders. All these considerations directly impact the health and safety of the community.

B. System O&M

There are several concerns as a result of the present plant, storage and distribution conditions which directly affect the operation of the system. The raw water source wells are in need of repair or replacement in order to ensure sufficient supply is available. Lack of adequate isolation valves create maintenance and service inconveniences. The age of the distribution system, along with undersized water mains and dead-ends create an extreme challenge for the Town to provide both adequate service to the existing customer base and any anticipated growth needs.

C. Growth

Crothersville's population has experienced a slight decrease over the last 20 years which is somewhat typical of rural communities throughout the state. Most rural communities have decreased in population due to migration to larger urban areas for employment opportunities. Crothersville being located on US 31, in direct proximity of Interstate 65 and centrally located between Indianapolis, Indiana and Louisville, Kentucky, has the potential to rebound slightly over the next few years, somewhat in conflict with the figures projected in **Table 2-1**

The existing Industrial Park located just north of the intersection of US 31 and Interstate 65 has maintained a small but sustained presence of industrial activity. Given its proximity to the interstate highway, and proven performance of sustainable industrial use, the park's viability may help to promote additional industrial development in the near future. These industrial needs are necessary for the survival of the community and would require maximizing the capacity available at the current facility along with additional improvements to the distribution system.

The development of industry would likely drive an expansion in residential construction.



Drinking Water System Improvements PER – Crothersville, IN

Suitable residential development sites adjacent to the corporation limits are plentiful. Interest in development of these areas has been expressed by developers recently. Ensuring that ample water supply and infrastructure is readily available is critical in enticing all forms of development.



Chapter 5 - Alternatives Considered

Alternative A – No Action

A. Description

Alternative A is to take no action and leave the current system as is. Continued deterioration of the raw water supply wells and distribution system will result in potential financial as well as health and safety risks and for these reasons this option is not recommended and will not be considered further.

Alternative B – Distribution System & Plant Rehabilitation

A. Description

This alternative will involve several operations to achieve the goal of capacity restoration and maximization, as well as distribution system improvements necessary to ensure the health, safety and welfare of the community. They are as follows:

Treatment Plant and Distribution System

- 1) Install new isolation valves to reduce service areas impacted by maintenance and/or breaks and to improve repair operations.
- 2) Rehabilitate (or install new in lieu of) inoperable isolation valves within the distribution system.
- 3) Replacement of approximately 31% of the potential expected lead containing and galvanized service lines in the system.
- 4) Replace existing 4-inch diameter water mains to minimum 6-inch diameter. Focus within the distribution system where the mains support fire hydrants and abandon existing 4-inch mains where 6-inch mains run parallel.
- 5) Eliminate distribution system dead-ends through looping to improve fire suppression performance and to reduce water age thus improving water quality.
- 6) Install new hydrants to meet current spacing requirements.
- 7) Update SCADA system.
- 8) Install mechanical valves to maintain pressure and flow at Industrial Park.
- 9) Replace distribution high-service pumps with new well capability that will pump thru the proposed filtration system using the well pumps.
- 10) Treatment Plant building expansion, including new vertical filters.
- 11) Treatment plant - CL2 room -correct deficiencies to the location of the Leak



Drinking Water System Improvements PER – Crothersville, IN

- 12) detector and the Vent Fan that need to be lower in the room. Rehabilitate the room access door.
- 13) Replace lab sink fixtures.
- 14) Replace restroom plumbing fixtures.
- 15) Treatment plant fascia repairs, misc. building repairs.
- 16) Replace automatic louvers at #4 Well Building.
- 17) Rehabilitate the filter backwash / sewage lift station
- 18) Annexation Extension – 8" Water Mains
- 19) New remote read meters.

Water Tower

- 1) Replace the SCADA Communications
- 2) Install site security fence
- 3) Install a new elevated 75,000 gallon Storage Tank at the Industrial Park to stabilize pressures during high flows and provide added fire protection.

Well Field

- 1) Replace well pumps and well electrical
- 2) Install dehumidifiers
- 3) Tuck point and paint well buildings
- 4) Rehabilitate roof on well buildings
- 5) Rehabilitate well #4, install new well.

This project map is available in **Appendix C, Figures 3A, 3B, 3C & 3D.**

B. Design Criteria

The design criteria for any rehabilitation of the Crothersville water system will meet all AWWA, IDEM, 10 States Standards and all federal, state and local requirements with regard to drinking water.

C. Environmental Impacts

This work will require excavation of previously disturbed ground at the treatment plant as well as previously disturbed areas within the Town primarily along the existing roadways. Areas not considered previously disturbed as well as areas that may have historic property and/or archeological impacts, may require additional mitigation.



Drinking Water System Improvements PER – Crothersville, IN

D. Land Requirements

This project would require coordination with the Town's Street department and INDOT regarding the replacement of the existing water mains and additional water transmission lines that will be placed within the Town's and State's right-of-way.

E. Construction Problems

This project will require excavation primarily within previously disturbed residential areas of town and at the treatment plant; careful planning to ensure uninterrupted service to the community is vital. Traffic coordination and signage will be required to assure access to the site location(s) during the replacement of water mains.

Dewatering operations will likely be required for the installation of the new water mains.

Care will have to be taken with regard to preservation matters while working inside of the historic districts of Crothersville and while conducting work on the Water Treatment Plant Building.

Exploratory excavation will be needed throughout the project area that will involve service lines from the meter to the homes located within the project area.

F. Cost Estimates

The cost estimate for alternate B is **\$14,325,887.61** See attachment **Appendix L**.

G. Advantages/Disadvantages

This alternate does have the advantage of providing sound infrastructure for the well field, plant, storage, and distribution systems. Groundwater is considered an ideal source due to its low concentration of organic matter. The vertical filters can be easily expanded to meet future growth.

Another advantage is that the system will not be reliant solely upon exterior water systems and allows the town a main source of water while maintaining a backup form of water provision thru existing interconnects with Jackson Water and Stucker Fork water. This allows the system some redundancy in the case of an emergency.

The disadvantage of this alternate is the ongoing cost of operations.

For these reasons Alternate B, is considered the preferred alternate for the Town.



Drinking Water System Improvements PER – Crothersville, IN

Alternative C – Purchase Water from Regional Wholesaler(s)

A. Description

This alternative focuses on purchasing all water from wholesale sources. Two wholesale sources are within the vicinity of the Town; Stucker Fork Water Utility, Jackson County Regional Water. Distribution system improvements as presented in Alternative B would still be required in order to ensure distribution demands are met.

Distribution System

- 1) Install new isolation valves to reduce service areas impacted by maintenance and/or breaks and to improve repair operations.
- 2) Install new remote read metering system.
- 3) Rehabilitate (or install new in lieu of) inoperable isolation valves within the distribution system.
- 4) Replace existing 4-inch diameter water mains to minimum 6-inch diameter. Focus within the distribution system where the mains support fire hydrants and abandon existing 4-inch mains where 6-inch mains run parallel.
- 5) Eliminate distribution system dead-ends through looping to improve fire suppression performance and to reduce water age thus improving water quality.
- 6) Install new hydrants to meet current spacing requirements.
- 7) Decommission the Water Treatment Plant and pumping facilities as well as the existing production wells (#1, #2 and #3) located at the Treatment plant site.
- 8) Rehab Well #4 with new pump, bladder and main to connect directly into the WWTP non-potable water system for use at the WWTP.
- 9) Install new Water Tower at the Industrial Park Location.
- 10) Install new Chlorine Injection System at the new Tower.
- 11) Install new Altitude Valve at the new Tower.
- 12) Install new site security fencing at the new Tower.
- 13) Install new site security fencing at the existing Tower.
- 14) Install new distribution line along HWY 31 from Stucker Fork's connection.



Drinking Water System Improvements PER – Crothersville, IN

Source Supply

Coordination, negotiation, and agreements will be required to develop the infrastructure necessary for wholesale dependency.

Jackson Water

1. Jackson Water cannot fill Water Tower if only 6" or 8" main.
2. Jackson Water can fill Tower with a 10" Upgrade / Altitude Valve Required (55,000 ft+/- main required)

Stucker Fork Water

1. Stucker Fork has Capacity to Treat and Pump Crothersville Needs to Austin, but the main size north to Crothersville limits the delivery capability
2. Stucker Fork Water cannot fill Water Tower from existing 8" main.
3. Stucker Fork Water can fill Tower with a 12" Upgrade / Altitude Valve Required (15,000 feet of main +/-).

B. Map

This project map is available in **Appendix C, Figure 3A, 3B & 3C.**

C. Design Criteria

The design criteria for any rehabilitation of the Crothersville water system will meet all AWWA, IDEM, 10 States Standards and all federal, state and local requirements with regard to drinking water and wastewater separation.

D. Environmental Impacts

To complete this work will require digging on previously disturbed ground within the town mostly along existing roadways. Areas not considered previously disturbed as well as areas that may have historic property and/or archeological impacts, may require additional mitigation.



Drinking Water System Improvements PER – Crothersville, IN

E. Land Requirements

This project would require coordination with the town street department and INDOT regarding the replacement of the existing water mains and additional water transmission lines that will be placed within the Town's and State's right-of-way.

F. Construction Problems

This project would require substantial cross-country pipe installation, which could increase environmental impacts thus requiring additional care during construction.

Traffic coordination and signage will be required to assure access to the site locations during the replacement of water mains. This will entail significant traffic control due to the extensive distribution rehabilitation that will be taking place within the traveled way of the majority of Crothersville's roadways.

Dewatering operations will likely be required for the installation of the new water mains.

Construction activities will need to be coordinated to assure that minimal service interruptions occur during the replacement of the mains.

Care will have to be taken with regard to preservation matters while working inside of the historic district of Crothersville.

One river crossing replacement will be required.

G. Cost Estimates

The cost estimate for Alternate C is **\$14,993,688.93**. See attachment **Appendix L**

H. Advantages/Disadvantages

By working to secure a regional solution, the main advantage to this option is that the Town can eliminate the need to supply and treat raw water. This provides an economy of scale not achievable internally available to the Town's ability to grow their water system. This will also allow a reduction in cost of staff since there would be no need to have on staff a certified treatment operator, only a certified distribution operator.



Drinking Water System Improvements PER – Crothersville, IN

The main disadvantage to this alternative is that significant costs of improvements that will be required for the supply transmission main to ensure proper volume and pressure to be supplied to the Town.

With either of the above-mentioned alternatives, the Town will still need to invest in distribution system improvements with respect to main diameter upgrades and looping.

The advantages of regionalization realized in Alternate C would outweigh the disadvantage as recognized in the substantial financial cost to the small community since it would provide steady source of water at costs that should remain fairly stable in the long run as the economies of scale will tend to dampen the impact of rising costs of water production. Based on the apparent cost differences, this Alternate is not considered to be the preferred alternate.

Chapter 6 – Selected Plan

A. Description of Selected Alternatives

The Town of Crothersville would complete rehabilitation as described in Alternative B. This is the preferred alternate since it is the only option that addresses the needs of the Town and balances the affordability necessary to complete the project.

B. Project Phasing

The selected project could be constructed in a phased approach. The phased scenario is provided below.

Phase I – New Tower and Transmission Line

- a. Construct a New Water Tower at the Industrial Park Entrance
- b. Construct a New Altitude Valve at this location.
- c. New Well #5 drilled and installed near Well#4.
- d. New WTP Building expansion constructed accept Phase 2 planned new filtration system.

Phase II – Distribution System Improvements

- a. Abandon existing 4-inch ductile/cast iron water mains if providing fire protection and replace with 6-inch diameter PVC.
- b. Install new Remote Read metering system.
- c. Install new Plant Filtration system



Drinking Water System Improvements PER – Crothersville, IN

- d. Install new and/or repair inoperable isolation valves.
- e. Replace aged hydrants.
- f. Install new hydrants to ensure adequate fire protection is provided.
- g. Upgrade/update controls (SCADA).
- h. Replace service lines to include potential lead line replacements.

C. Present Worth Analysis – Alternative B (Preferred Alternate)

The Present Worth Analysis for various funding options are shown in **Appendix K** and as shown below.

Present Worth Analysis & Short Lived Depreciation			
Community Name:		Town of Crothersville, Indiana	
		Federal Discount Rate for Water Resources Planning (Interest Rate) i =	0.022
		Number of Years, n =	20 years
Alternate B		Alternate C	
Initial Capital Costs =	\$12,321,022	Initial Capital Costs =	\$14,993,688.93
Annual Operations & Maintenance Costs =	\$61,605	Annual Operations & Maintenance Costs =	\$44,981
Future Salvage Value =	\$0	Future Salvage Value =	\$0
Present Worth of 20 years of O & M =	\$1,009,897	Present Worth of 20 years of O & M =	\$737,378
Present Worth of 20 yr Salvage Value =	\$0	Present Worth of 20 yr Salvage Value =	\$0
Alternate B Total Present Worth =	\$13,330,919	Alternative C Total Present Worth =	\$15,731,067
Short Lived Depreciated Assets See Table in Appendix P - Figure 16A			



Drinking Water System Improvements PER – Crothersville, IN

D. Preliminary Design Summary

The Selected Project design is based on usage and available recorded data for the existing residences in the Service Area plus 20% additional capacity for anticipated 20-year growth needs. A copy of the planning level design summary is included in **Appendix M – Preliminary Design Summary**.

E. Project Costs

The total estimated cost of the Selected Projects is expected to be **\$14,325,887.61**. Details of the project cost estimates for the selected projects are provided in **Appendix L – Estimated Project Costs** along with the Project Financing Information form(s) and the additional rate information. A rate analysis by the Utility's rate consultant will be needed to determine the actual rate.

WATER TREATMENT PLANT					
Item	Description	Unit	Unit Cost	Qty	Amount
Treatment Plant					
	High Service Pump Replacement / Piping	Lump Sum			
1	Modifications / Electrical		\$ 220,000.00	1	\$ 220,000.00
2	SCADA Modifications	Lump Sum	\$ 25,000.00	1	\$ 25,000.00
3	Valve Exerciser	Each	\$ 14,000.00	1	\$ 14,000.00
				Subtotal	\$ 259,000.00
Filtration System					
1	Filter Tank Removal & New System	Lump Sum	\$ 1,350,000.00	1	\$ 1,350,000.00
2	Building Expansion for New Filters	Lump Sum	\$ 355,981.60	1	\$ 355,981.60
3	Temporary Treatment	Weekly	\$ 30,000.00	4	\$ 120,000.00
				Subtotal	\$ 1,825,981.60
Chlorine Injection System					
1	Rehabilitate Access Door / paint and rehab interior	Lump Sum	\$ 4,000.00	1	\$ 4,000.00
2	Lower Leak Detector	Lump Sum	\$ 5,000.00	1	\$ 5,000.00
3	Provide New Vent Fan/Lower/ Remove old Vent	Lump Sum	\$ 10,000.00	1	\$ 10,000.00
4	Replace Corroded Injection Piping / Components	Lump Sum	\$ 5,000.00	1	\$ 5,000.00
5	Replace Heater Electric Panel	Lump Sum	\$ 2,000.00	1	\$ 2,000.00
6	Replace Injection tap components to Transmission	Lump Sum	\$ 1,500.00	1	\$ 1,500.00
				Subtotal	\$ 27,500.00
Misc. Building Rehabilitation					
1	Clean, repaint Interior and Piping as needed	Lump Sum	\$ 35,000.00	1	\$ 35,000.00
2	Replace Lab Sink / Restroom Fixtures	Lump Sum	\$ 4,000.00	1	\$ 4,000.00
3	Replace Air Conditioning Unit	Lump Sum	\$ 20,000.00	1	\$ 20,000.00
4	Repair Fascia and provide gutters	Lump Sum	\$ 18,000.00	1	\$ 18,000.00
				Subtotal	\$ 77,000.00
Filter Backwash Lift Station Rehabilitation					
1	Pump Replacements	Lump Sum	\$ 25,000.00	1	\$ 25,000.00
2	Electrical Panel Replacement	Lump Sum	\$ 22,000.00	1	\$ 22,000.00
				Subtotal	\$ 47,000.00
Treatment Plant SUBTOTAL					\$ 2,236,481.60

Gonzalez Companies, LLC



Drinking Water System Improvements PER – Crothersville, IN

<u>DRINKING WATER DISTRIBUTION SYSTEM REHABILITATION</u>					
Item	Description	Unit	Unit Cost	Qty	Amount
1	Traffic Maintenance	Lump Sum	\$ 55,000.00	1	\$ 55,000.00
2	Utility Coordination	Lump Sum	\$ 60,000.00	1	\$ 60,000.00
3	6" Water Main	Lft	\$ 140.00	20,200	\$ 2,828,000.00
4	3/4" Service Line	Lft	\$ 19.00	9,500	\$ 180,500.00
5	Excavation	Cys	\$ 29.00	11,004	\$ 319,115.34
6	Structure Backfill	Cys	\$ 73.00	11,004	\$ 803,290.35
7	HMA Patching	Tons	\$ 150.00	4,415	\$ 662,200.00
8	Tapping Sleeves and Valves	Each	\$ 9,200.00	60	\$ 552,000.00
9	Remove Fire Hydrants	Each	\$ 2,000.00	64	\$ 128,000.00
10	Fire Hydrants with tap of existing main	Each	\$ 12,500.00	28	\$ 350,000.00
11	Fire Hydrant Replacement in place	Each	\$ 7,200.00	36	\$ 259,200.00
12	Fire Hydrants, new on new mains	Each	\$ 8,200.00	26	\$ 213,200.00
13	Fire Hydrant Extensions	Each	\$ 2,500.00	3	\$ 7,500.00
14	6" Gate Valves	Each	\$ 1,300.00	67	\$ 87,533.33
15	4" Insertion Valves	Each	\$ 7,000.00	6	\$ 42,000.00
16	6" Insertion Valves	Each	\$ 8,500.00	33	\$ 280,500.00
17	8" Insertion Valves	Each	\$ 12,500.00	5	\$ 62,500.00
18	10" Insertion Valves	Each	\$ 20,000.00	7	\$ 140,000.00
19	Service Reconnects for new Mains/Service Line Replacement	Each	\$ 1,650.00	365	\$ 602,250.00
20	Meter Replacement with Remote Read Retrofit of Meters	Each	\$ 275.00	775	\$ 213,125.00
21	Remote Read Gateway & Software Setup	Each	\$ 36,500.00	1	\$ 36,500.00
22	Abandon Existing 4" Lines, Cuts & Caps	Lump Sum	\$ 45,000.00	1	\$ 45,000.00
23	Exploratory Excavation	Lump Sum	\$95,000.00	1	\$ 95,000.00
24	Restoration	Lump Sum	\$ 55,000.00	1	\$ 55,000.00
25	Curb / Storm Repair / Misc Repair	Lump Sum	\$ 160,000.00	1	\$ 160,000.00
			Distribution	SUBTOTAL	\$ 8,237,414.03



Drinking Water System Improvements PER – Crothersville, IN

WELL PRODUCTION REHABILITATION & TOWER ITEMS					
Item	Description	Unit	Unit Cost	Qty	Amount
Well #2					
1	Abandon Well per IDEM Requirements	Lump Sum	\$ 20,000.00	1	\$ 20,000.00
2	Demolish Building	Lump Sum	\$ 12,500.00	1	\$ 12,500.00
				SubTotals	\$ 32,500.00
Well #3					
1	Abandon Well per IDEM Requirements	Lump Sum	\$ 15,000.00	1	\$ 15,000.00
2	Demolish Building	Lump Sum	\$ 10,000.00	1	\$ 10,000.00
				SubTotals	\$ 25,000.00
Well #4					
1	Well Rehabilitation - Clean Well	Lump Sum	\$ 25,000.00	1	\$ 25,000.00
2	Replace Pump	Lump Sum	\$ 40,000.00	1	\$ 40,000.00
3	Replace Electrical Components	Lump Sum	\$ 30,000.00	1	\$ 30,000.00
4	Paint Building Door/ Fascia	Lump Sum	\$ 4,000.00	1	\$ 4,000.00
				SubTotals	\$ 99,000.00
New Well #5					
1	Well Development	Lump Sum	\$ 97,600.00	1	\$ 97,600.00
2	CSO ₂ Outfall Modifications	Lump Sum	\$ 97,551.00	1	\$ 97,551.00
3	New Well, Site Piping, SCADA, Electrical, Site P	Lump Sum	\$ 426,953.00	1	\$ 426,953.00
				SubTotals	\$ 622,104.00
			WELL WORK	SUBTOTAL	\$ 778,604.00
Water Tower					
1	SCADA Panel Replacement	Lump Sum	\$ 17,000.00	1	\$ 17,000.00
2	Site Security Fencing	Lump Sum	\$ 22,000.00	1	\$ 22,000.00
				SubTotals	\$ 39,000.00
New Water Tower					
1	75,000 gallon Water Tower/Site Work/Foundation	Lump Sum	\$ 1,300,700.00	1	\$ 1,300,700.00
			SubTotals	\$ 1,300,700.00	
			TOWER SUBTOTAL	\$ 1,339,700.00	
				SubTotals	\$ 1,339,700.00
			TOWER & WELL	SUBTOTAL	\$ 2,118,304.00
Construction Cost TOTAL					\$ 12,592,199.63
Mobilization and Demobilization					\$ 503,687.99
CONSTRUCTION SUBTOTAL					\$ 13,095,887.61
Legal Counsel					
Bond Counsel					\$ 60,000.00
Local Counsel					\$ 30,000.00
Grant Administration					\$ 25,000.00
Engineering Costs					
Geotechnical Investigation					\$ 36,000.00
Design Engineering /Survey					\$ 517,500.00
Inspection					\$ 361,000.00
Contract Administration					\$ 200,500.00
SUBTOTAL					\$ 1,230,000.00
TOTAL					\$ 14,325,887.61



Drinking Water System Improvements PER – Crothersville, IN

F. Project Schedule

The following **Table 6-1** presents the estimated project time schedule for the Selected Project.

Table 6 - 1: Milestones & Time Schedule

Milestone	Estimated Date
Town Presented Preliminary Engineering Report	February 2023
Public Hearing for PER	April 2023
Project Design Contract Approval	May 2024
BAN Approved	March 2026
PER Acceptance Resolution	April 2026
Signatory Authorization Resolution	April 2026
SRF Loan Application	April 2026
Grant/Loan Approval	June 2026
Plans & Specs Approval	August 2026
Town Advertises for Construction Bids	September 2026
Town Opens Construction Bids	October 2026
Construction Begins	December 2026
Construction Substantially Complete	April 2028
Initiation of Operation	May 2028
Final Completion	Jan 2026

G. Contract Operations

The Town of Crothersville Utility Department will handle all aspects of management, operation, maintenance and billing associated with this project.



Chapter 7 – Legal, Financial, & Managerial Capabilities

A. Management Resolution

1. Preliminary Engineering Report Acceptance Resolution

Appendix N – Acceptance Resolution, a sample resolution accepting this report is included.

2. Designation Signatory Authorization

A sample Designation Signatory Resolution in **Appendix O – Authorized Representative Resolution** included.

B. Land Acquisition Schedules

The bulk of the work will be conducted within Town and State rights of way with the exception that rights of entry would be needed during construction to replace any lead containing service lines that may exist between the meters and the homes. No easement acquisition is anticipated as a part of this project.

C. Inter-Local Governmental Agreement

With the exception of INDOT for right-of-way and crossing agreements, no apparent inter-local governmental agreements are required for the Selected Project. While Crothersville is a current wholesale purchaser of water from Stucker Fork, a new agreement will need to be developed to update the minimum flow needs of the town based on the installation of a metered altitude valve control valve at the proposed Industrial Park elevated storage tank site.

-

D. SRF Project Cost/Financing Information

Present Worth Analysis and Asset Management Plan are located in **Appendix K**.



Drinking Water System Improvements PER – Crothersville, IN

E. Conclusion

The current interest rate projected for this project based on a base rate of \$116.64 with the State Revolving Fund (SRF) is 2.28% (see Table 7-1). and with United States Department of Agriculture (USDA) Market rate is 4.250%, the Intermediate rate is 3.375% and the Poverty rate is 2.500%.

According to the 2020 Census Data (see TABLE 7 - 2) (which is the source utilized by SRF for determining interest rates status) listed below the Median Household Income for the Districts Census Trac is \$55,909.00.

TABLE 7 - 1: Interest Rates

Below are the current SRF Program interest rates effective January 1, 2026 through March 31, 2026. The interest rates vary based on three ranges of average monthly user rates for an equivalent dwelling unit (User Rates) within each of the three existing MHI tiers, creating nine possible interest rates.

Wastewater SRF Interest Rates	User Rates (Over \$75)	User Rates (\$30 to \$75)	User Rates (Under \$30)
Tier III (MHI: under \$57,000)	2.28%	2.53%	3.03%
Tier II (MHI: \$57,001 to \$70,050)	2.53%	2.78%	3.28%
Tier I (MHI: over \$70,051)	2.78%	3.03%	3.53%

TABLE 7 -2: Census Data

Township	Median Home Value	Median Gross Rent	Median Household Income
Vernon Township	\$120,300	\$1,034	\$55,909

Source: US Census ACS 2024 - 5yr



Drinking Water System Improvements PER – Crothersville, IN

F. Recommendations

Alternate A, which is to take a do-nothing approach, will only continue the need for costly repairs to an aging system and does nothing to address the issues identified by this study.

Alternate B is a viable alternate, and does address the long-term concerns with ongoing escalating costs to pump, treat and distribute drinking water within a small-scale water system.

Alternate C is a viable alternate, however offers disadvantages in costs, a lack of redundancy in water supply for emergency situations and potential water quality concerns associated with disinfection byproducts.

Based on the information above it appears that grant funding sources are available for this project. The next most grant round will be through the Indiana State Revolving Fund (SRF) in April of 2026. It is a recommendation that this should be pursued.



Drinking Water System Improvements PER – Crothersville, IN

G. Selection Criteria

Based on need and affordability, Alternative B is the only alternative that satisfies the need of the Town to comply with the needs identified by this study and can be accomplished at a cost that will be difficult, but manageable with regard to rate payer participation.



Drinking Water System Improvements PER – Crothersville, IN

Chapter 8 – Public Participation

Public Participation Information

A portion of each town meeting held monthly is utilized to update the citizens of the status of the issues facing the drinking water treatment facility including the water loss and leak concerns with regard to the planned drinking water system improvements. Additional public meetings will be held to discuss these options along with financing to complete this project.

A Public Hearing is planned in conjunction with the regularly scheduled Town meeting to be held on April 4, 2023.

In addition, public comments were solicited via the Town's Facebook site. Ten responses were received. The majority of comments were to note the hardness of water. This characteristic is a result of the groundwater source of the Town's Water Supply and it is not possible to solve this problem cost effectively for a system wide solution. Additional comments were received as to taste and smell... Low Pressures were reported on Rider Avenue by one customer; however, this is believed to be a scaling problem within the service line, although the problem will be further investigated during a future design phase, to ensure that this is not a distribution problem.

- End Report -

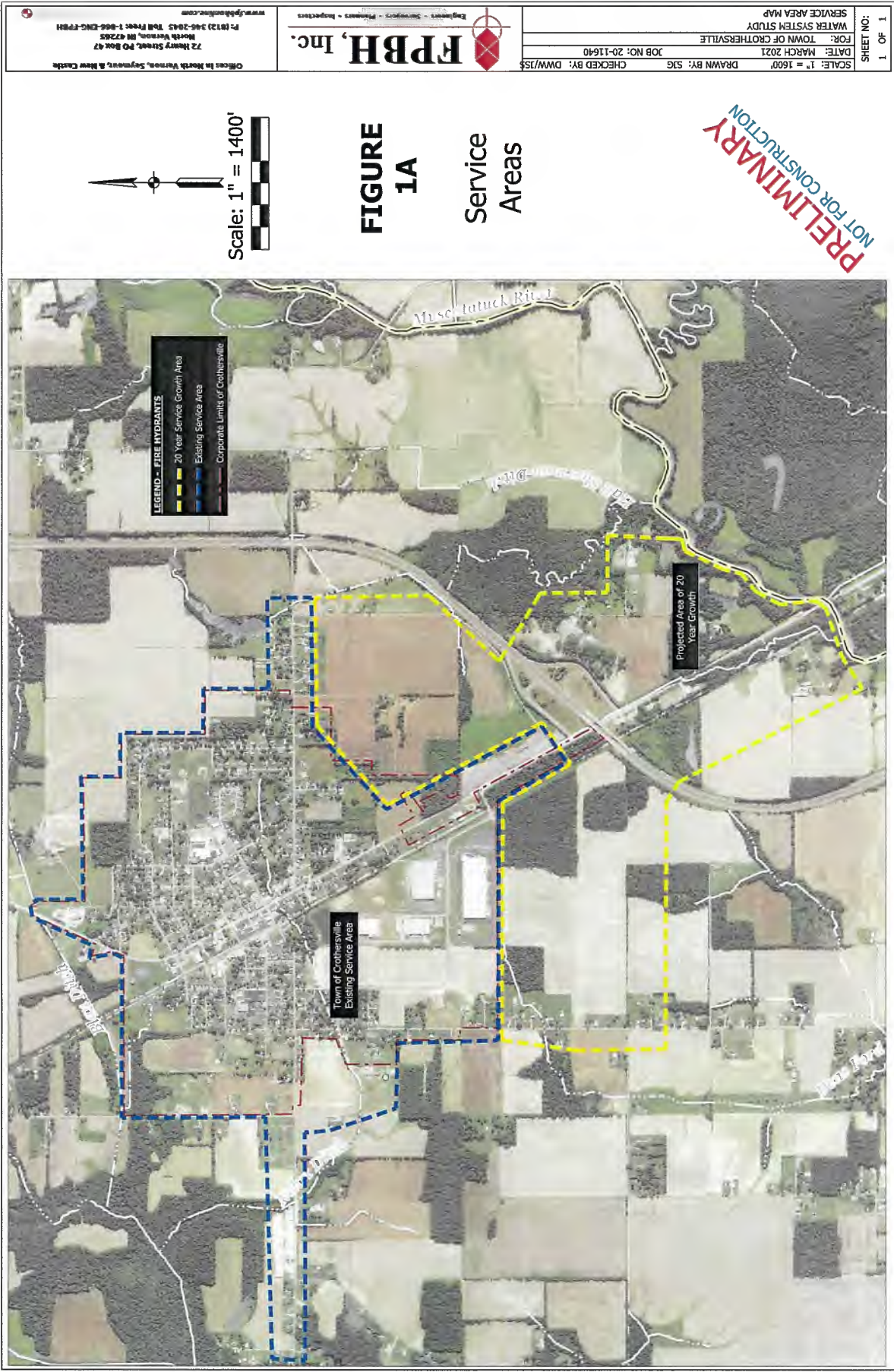
Approved by:
Bernard Hauersperger, PE
Gonzalez Companies, LLC

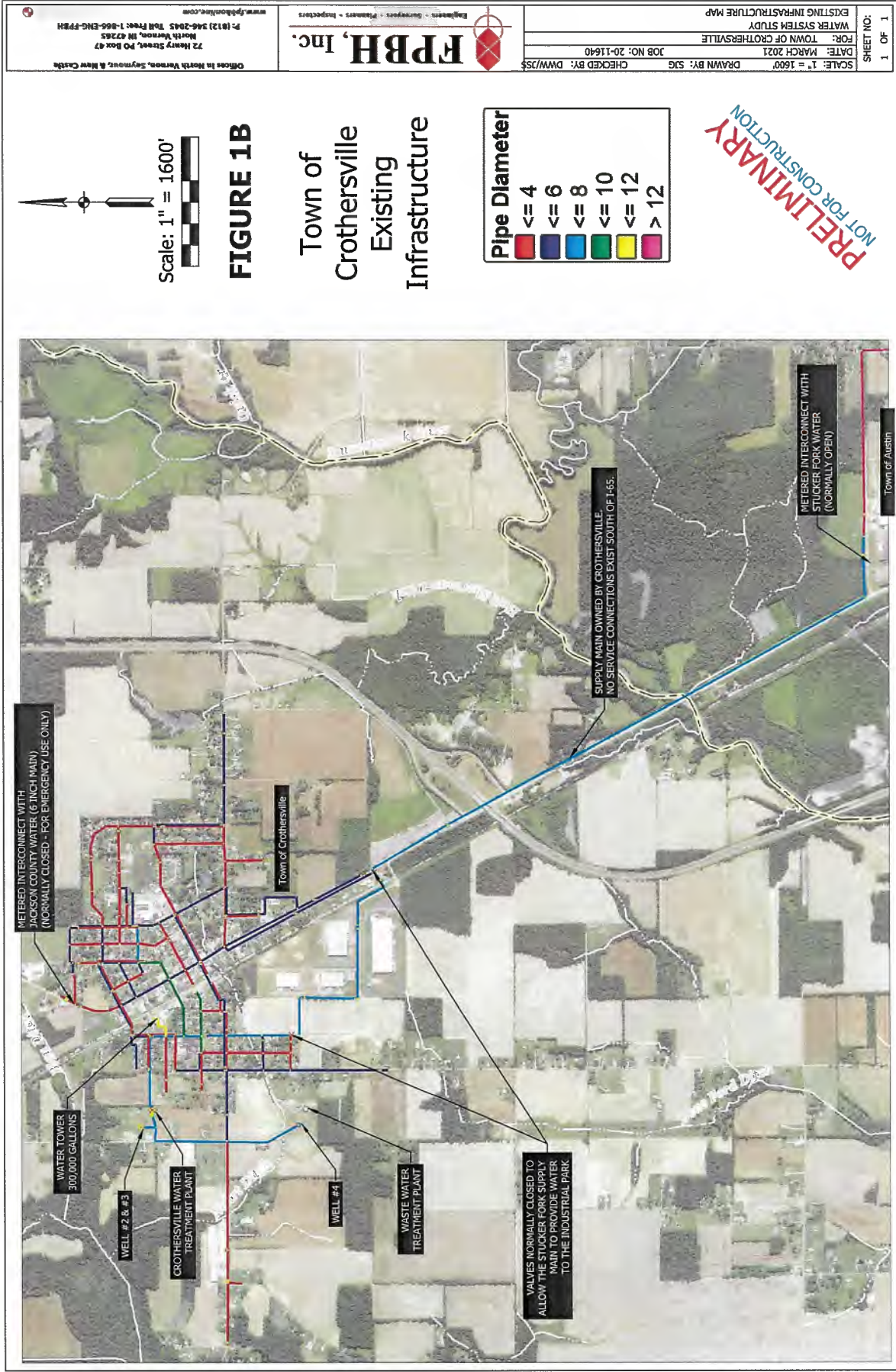


Drinking Water System Improvements PER – Crothersville, IN

Appendix A

- Figure 1A Map of Existing Service Areas
- Figure 1B Map of 20 Year Service Areas







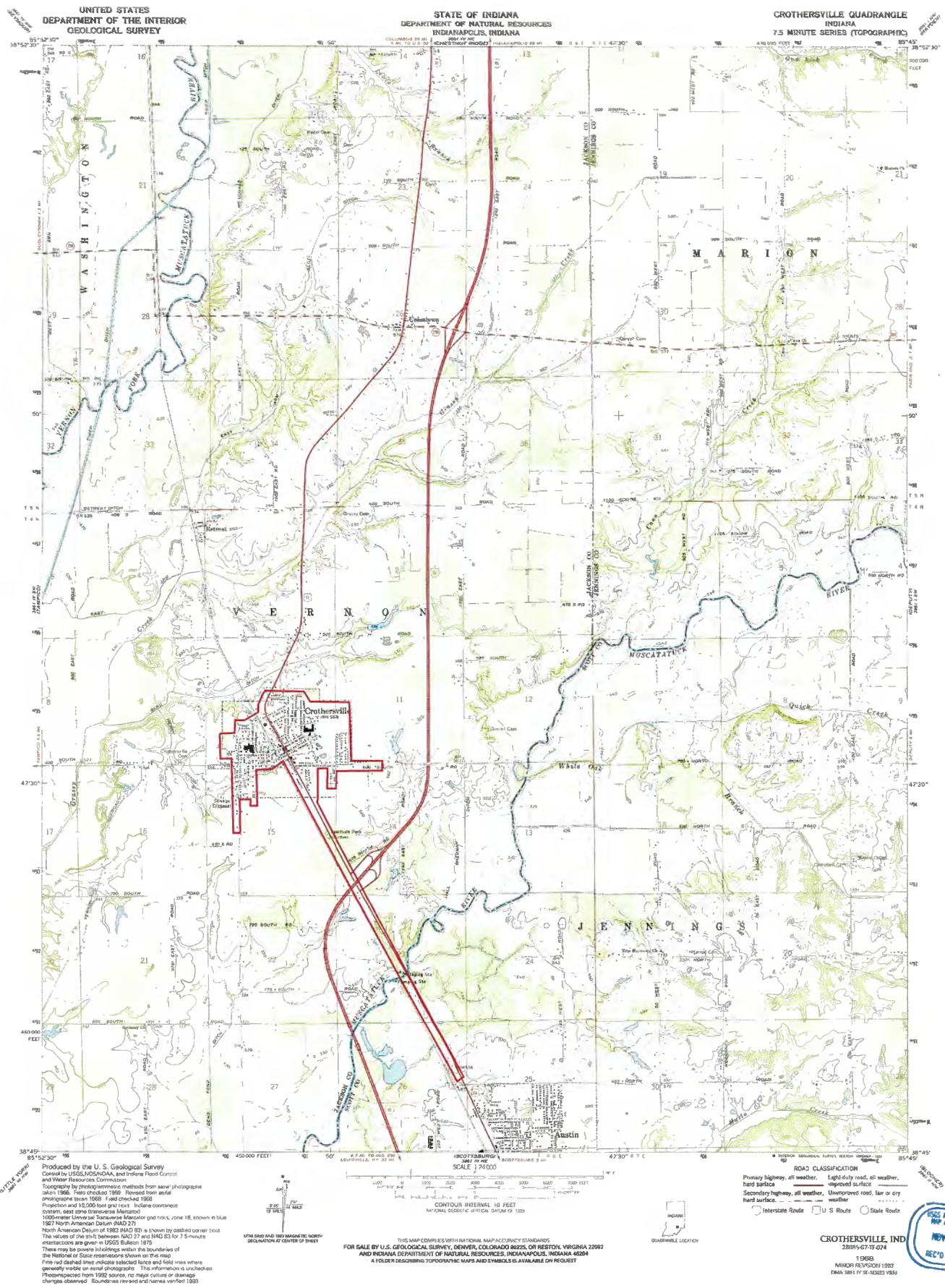
Appendix B

Figure 2A

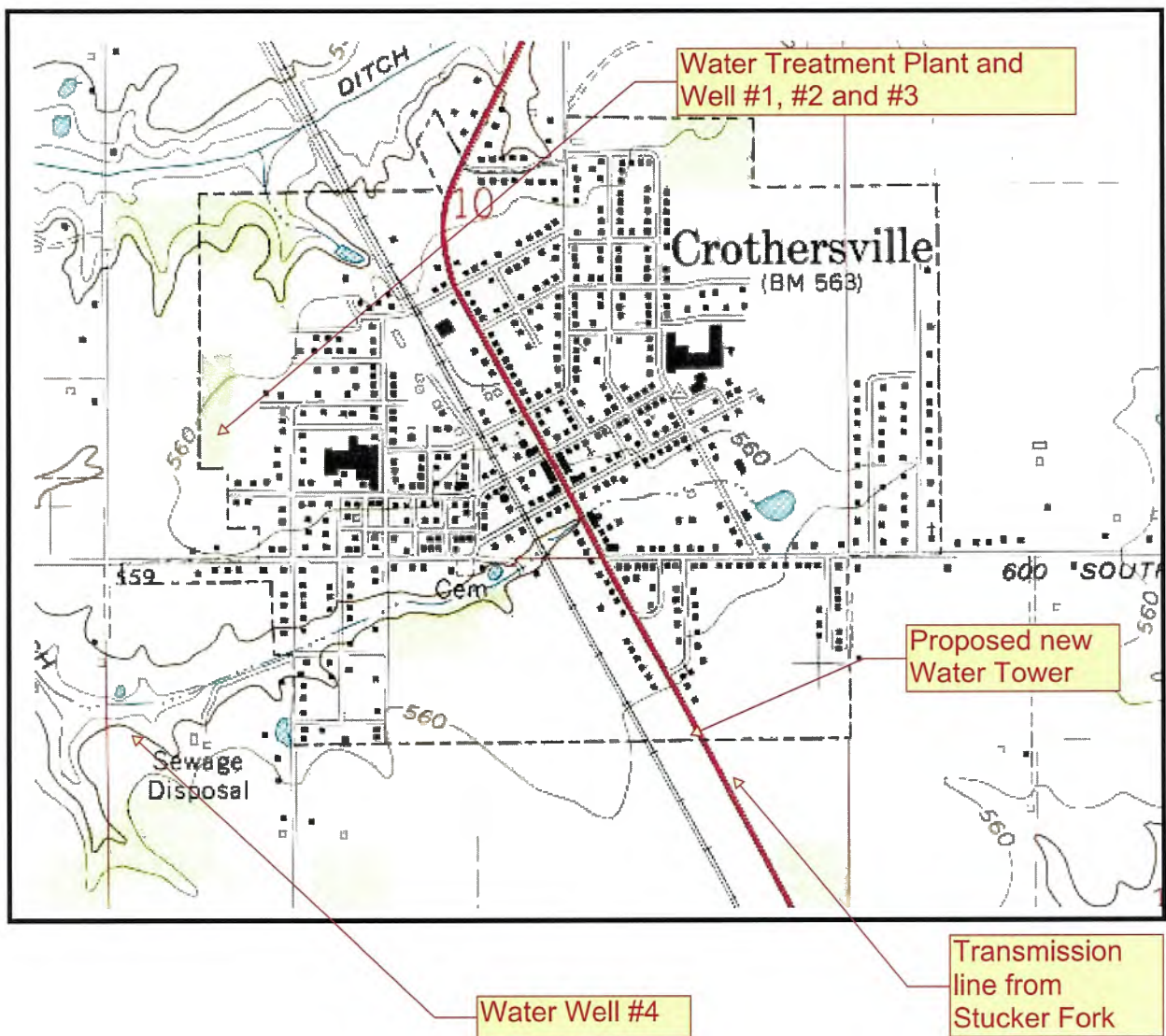
USGS Quadrangle Map of Plant Project Area

Figure 2B

USGS Quadrangle Map of Distribution Project Area



FPBH, Inc.
Appendix B - Figure 2





Appendix C

Figure 3A	Distribution System Rehabilitation
Figure 3B	Fire Hydrant Requirements
Figure 3C	Isolation Valve Requirements
Figure 3D	Water Plant Rehabilitation

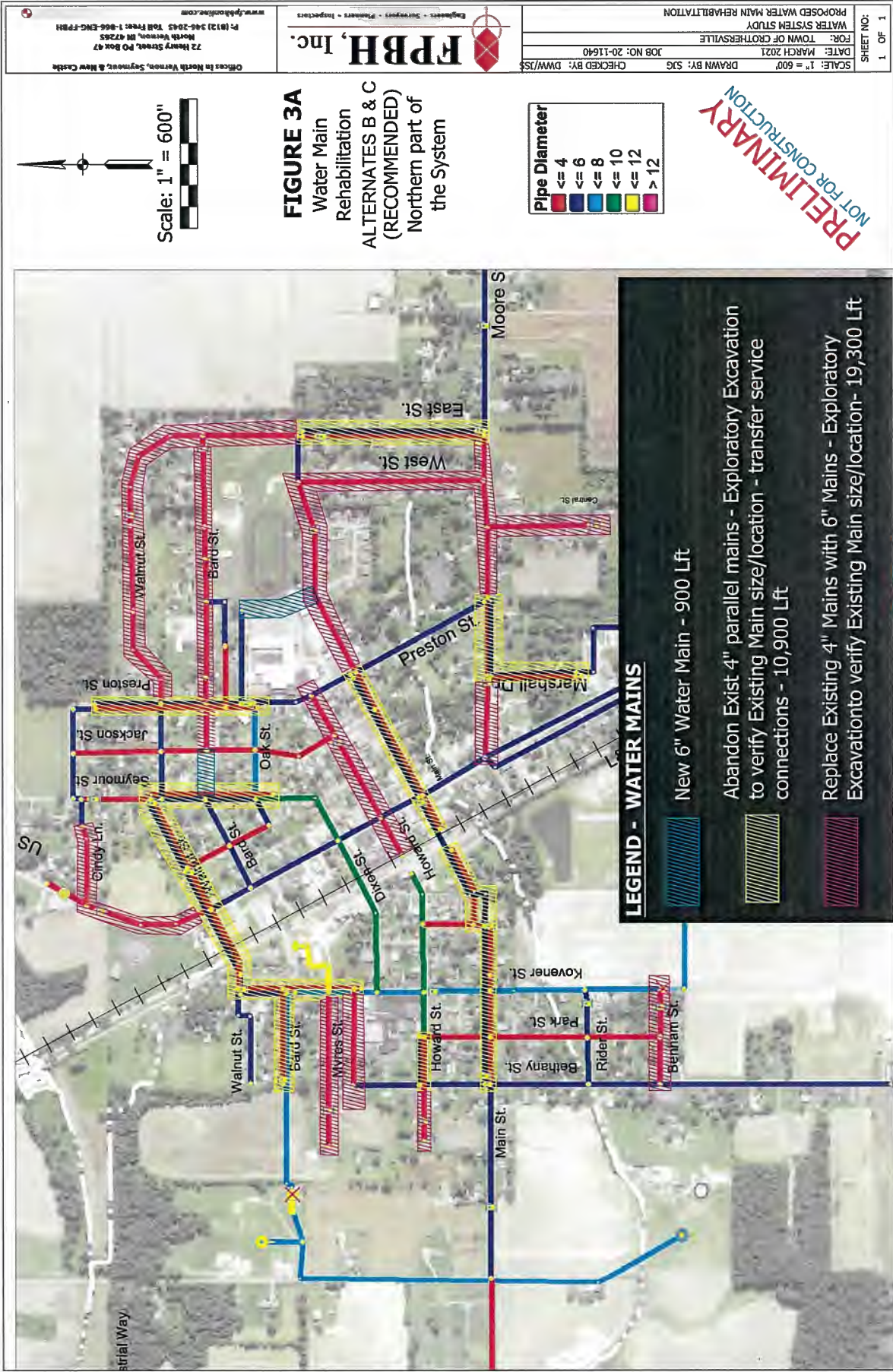


FIGURE 3A
 Water Main
 Rehabilitation
 ALTERNATES B & C
 (RECOMMENDED)
 Northern part of
 the System

Pipe Diameter

≤ 4	≤ 6	≤ 8	≤ 10	≤ 12	> 12
Blue	Blue	Blue	Blue	Blue	Blue

PRELIMINARY
 NOT FOR CONSTRUCTION

LEGEND - WATER MAINS

- New 6" Water Main - 900 Lft
- - - Abandon Exist 4" parallel mains - Exploratory Excavation to verify Existing Main size/location - transfer service connections - 10,900 Lft
- - - Replace Existing 4" Mains with 6" Mains - Exploratory Excavation to verify Existing Main size/location- 19,300 Lft

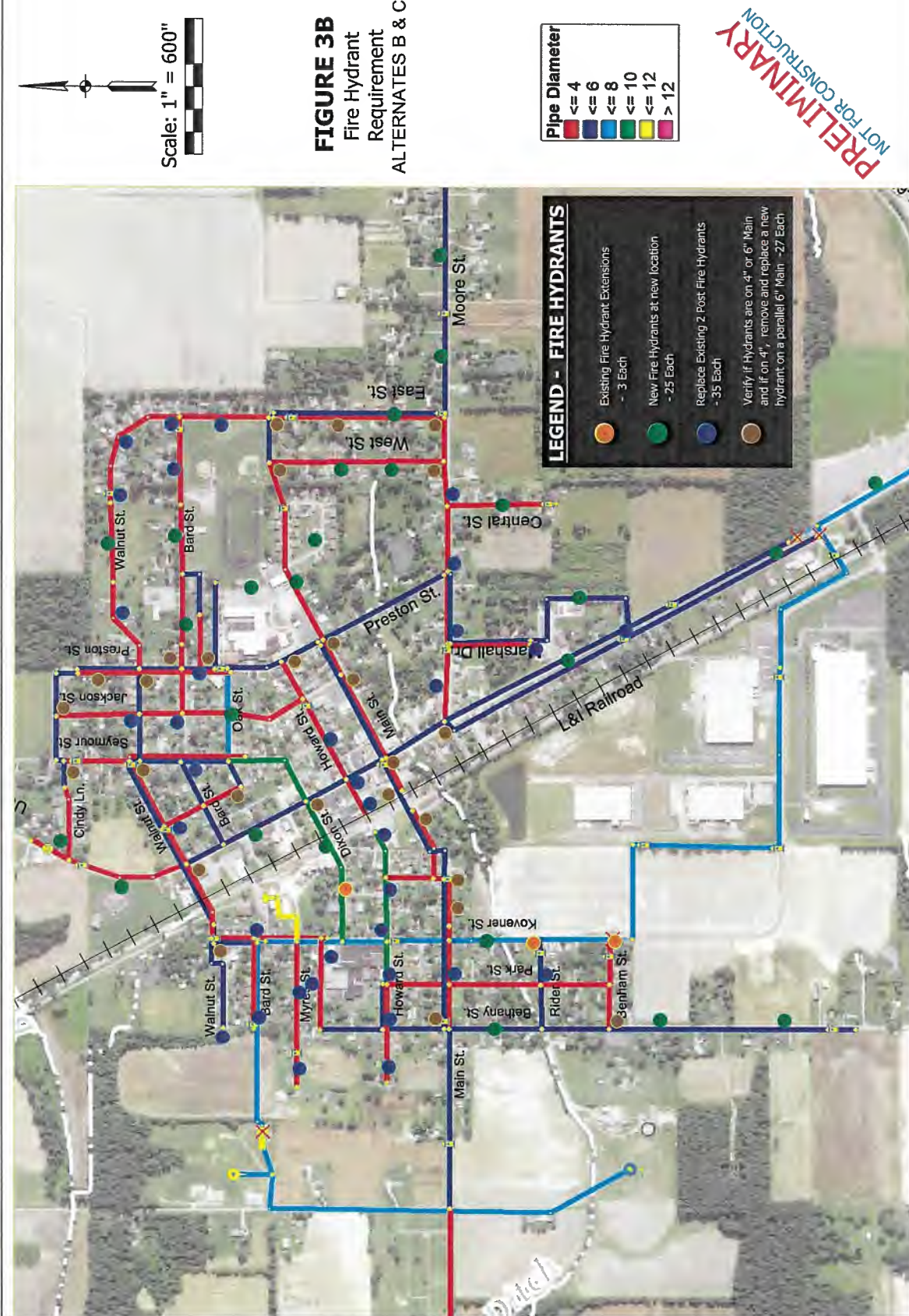
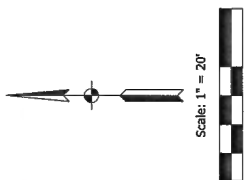






FIGURE 3D
Water Plant
Rehabilitation
ALTERNATE B
(RECOMMENDED)



SCALE: 1"=20'	DRAWN BY: JMB	CHECKED BY: DMW/JSS
DATE: MARCH 2023	JOB NO: 20-11640	
FOR: TOWN OF GROTHERSVILLE		
WATER SYSTEM STUDY		
PROPOSED WATER PLANT REHABILITATION		

Offices in North Vernon, Seymour, & New Castle
72 Henry Street, PO Box 47
North Vernon, IN 47265
P: (812) 346-2045 Toll Free: 1-866-ENG-FPBH
www.fpbhinc.com

FPBH, Inc.
Engineers • Surveyors • Planners • Inspectors



Drinking Water System Improvements PER – Crothersville, IN

Appendix D

Figure 4 Flood Plain Map of Project Area



February 18, 2021

1:32,000

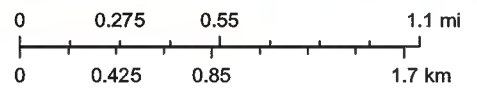


FIGURE 4B

Crothersville Surface Water



8/5/2025

USGSHydroCached

- Line - Large Scale
- Red: Band_1
- Green: Band_2
- Blue: Band_3
- Line
- Flow Direction
- Connector
- CanalDitch

Flowline - Large Scale

- StreamRiver
- StreamRiver - Intermittent
- Pipeline
- Artificial Path
- Canal Ditch

Flowline - Large Scale

- Perennial
- Intermittent
- Artificial Path
- Canal Ditch

Reservoir

- Layers
- Red: Band_1
- Green: Band_2
- Blue: Band_3



Appendix E

Figure 5A

Wetland Map of Plant Project Area

Figure 5B

Wetland Map of Distribution Project Area





Appendix F

Figure 6 Physiographic Map of Indiana

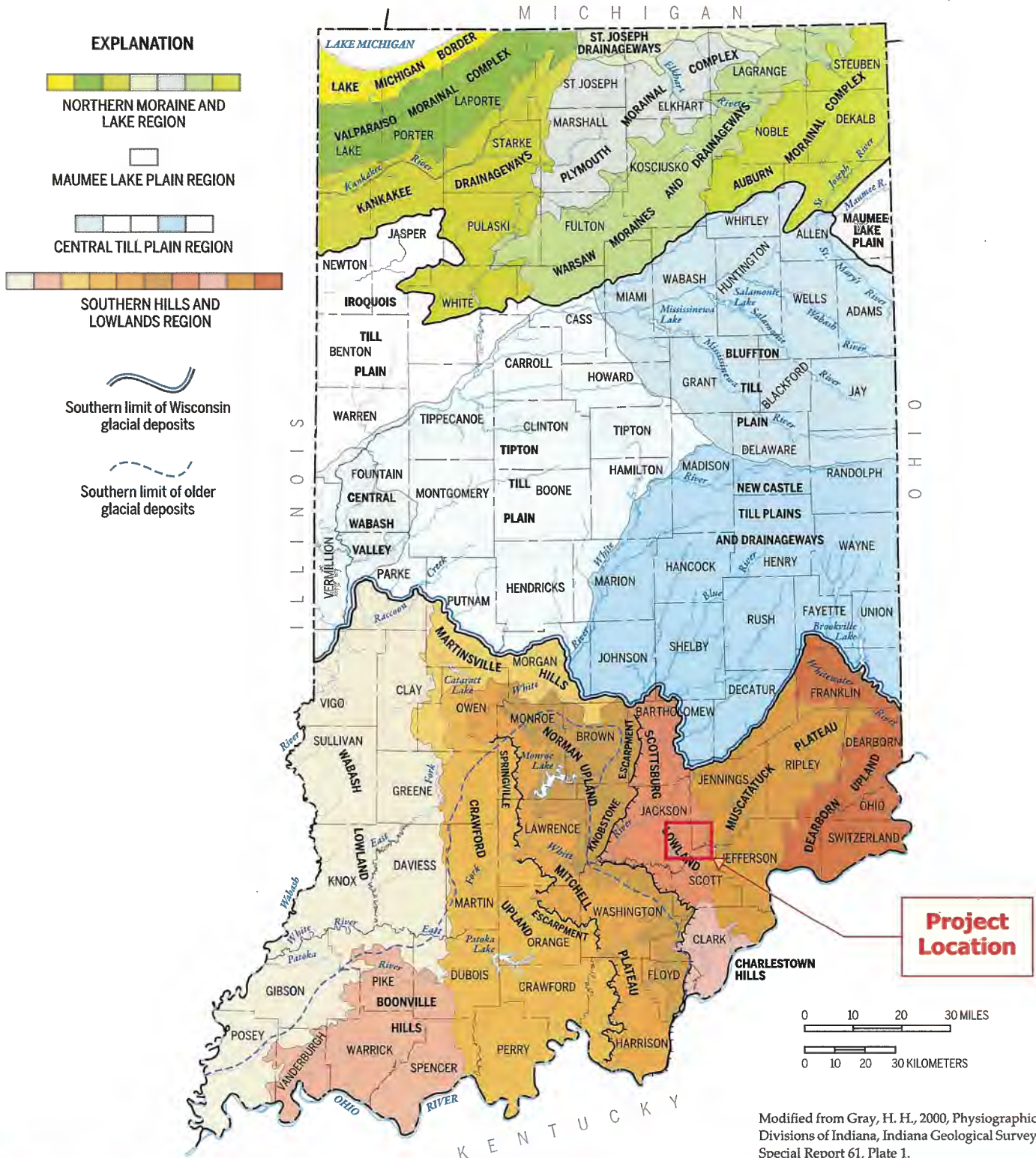


INDIANA
GEOLOGICAL SURVEY
INDIANA UNIVERSITY

John C. Steinmetz, Indiana State Geologist

Map Of Indiana Showing Physiographic Divisions

By Henry H. Gray
Miscellaneous Map 69
BLOOMINGTON, INDIANA: 2001



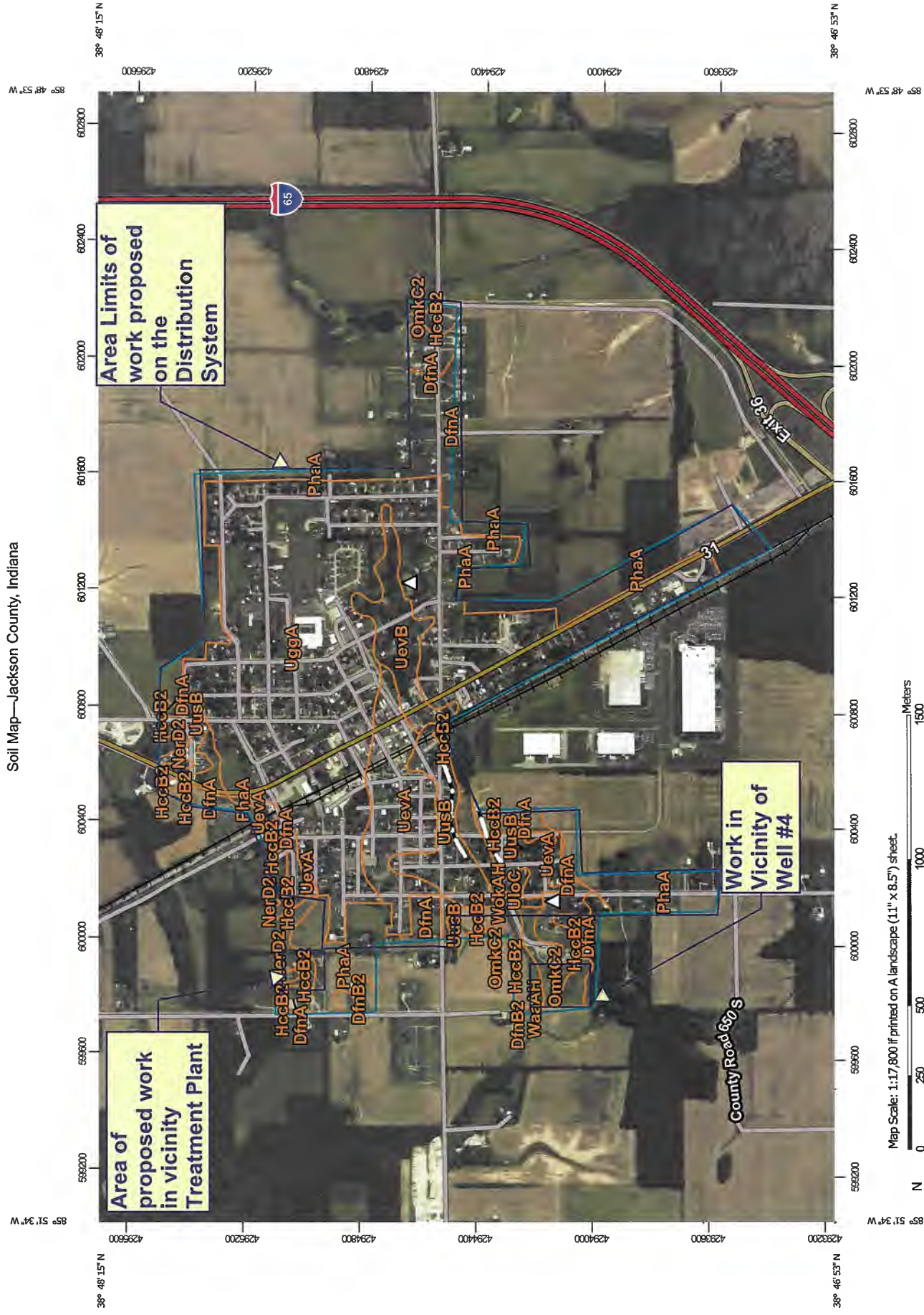
Indiana Geological Survey | An Institute of the Office of the Vice Provost for Research
611 N. Walnut Grove Ave., Bloomington, IN 47405-2208 | 812.855.7636 | info@indiana.edu | igs.indiana.edu



Appendix G

Figure 7 Soils Map of Project Area
Figure 7A Prime Farmland Form CPW-106

Soil Map—Jackson County, Indiana



MAP LEGEND

	Area of Interest (AOI)		Area of Interest (AOI)
	Soils		Area of Interest (AOI)
	Soil Map Unit Polygons		Area of Interest (AOI)
	Soil Map Unit Lines		Area of Interest (AOI)
	Soil Map Unit Points		Area of Interest (AOI)
	Special Point Features		Area of Interest (AOI)
	Blowout		Area of Interest (AOI)
	Borrow Pit		Area of Interest (AOI)
	Clay Spot		Area of Interest (AOI)
	Closed Depression		Area of Interest (AOI)
	Gravel Pit		Area of Interest (AOI)
	Gravelly Spot		Area of Interest (AOI)
	Landfill		Area of Interest (AOI)
	Lava Flow		Area of Interest (AOI)
	Marsh or swamp		Area of Interest (AOI)
	Mine or Quarry		Area of Interest (AOI)
	Miscellaneous Water		Area of Interest (AOI)
	Perennial Water		Area of Interest (AOI)
	Rock Outcrop		Area of Interest (AOI)
	Saline Spot		Area of Interest (AOI)
	Sandy Spot		Area of Interest (AOI)
	Severely Eroded Spot		Area of Interest (AOI)
	Sinkhole		Area of Interest (AOI)
	Slide or Slip		Area of Interest (AOI)
	Sodic Spot		Area of Interest (AOI)
	Water Features		Area of Interest (AOI)
	Streams and Canals		Area of Interest (AOI)
	Transportation		Area of Interest (AOI)
	Rails		Area of Interest (AOI)
	Interstate Highways		Area of Interest (AOI)
	US Routes		Area of Interest (AOI)
	Major Roads		Area of Interest (AOI)
	Local Roads		Area of Interest (AOI)
	Background		Area of Interest (AOI)
	Aerial Photography		Area of Interest (AOI)

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.sc.egov.usda.gov/>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Jackson County, Indiana
Survey Area Data: Version 26, Jun 4, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 17, 2019—Jun 28, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DfnA	Dubois silt loam, 0 to 2 percent slopes	33.5	6.2%
DfnB2	Dubois silt loam, 2 to 6 percent slopes, eroded	3.5	0.6%
HccB2	Haubstadt silt loam, 2 to 6 percent slopes, eroded	23.2	4.3%
NerD2	Negley silt loam, 12 to 18 percent slopes, eroded	2.0	0.4%
OmkC2	Otwell silt loam, 6 to 12 percent slopes, eroded	8.1	1.5%
PhaA	Peoga silt loam, 0 to 1 percent slopes	97.7	18.0%
UevA	Urban land-Dubois complex, 0 to 2 percent slopes	45.8	8.5%
UevB	Urban land-Dubois complex, 2 to 6 percent slopes	20.1	3.7%
UggA	Urban land-Peoga complex, 0 to 1 percent slopes	254.7	47.0%
UloC	Urban land-Otwell complex, 6 to 12 percent slopes	4.2	0.8%
UusB	Urban land-Haubstadt complex, 2 to 6 percent slopes	35.7	6.6%
WaaAH	Wakeland silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	0.4	0.1%
WokAH	Wilbur silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	13.0	2.4%
Totals for Area of Interest		542.0	100.0%



MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at scales ranging from 1:12,000 to 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Jackson County, Indiana
Survey Area Data: Version 26, Jun 4, 2020

Soil Survey Area: Scott County, Indiana
Survey Area Data: Version 24, Jun 11, 2020

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 17, 2019—Jun 28, 2019

MAP LEGEND

MAP INFORMATION

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
StaAH	Steff silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	0.5	15.9%
Uby	Udorthents, loamy	0.7	24.3%
W	Water	0.2	7.7%
Subtotals for Soil Survey Area		1.4	47.9%
Totals for Area of Interest		2.9	100.0%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
PcrC2	Pekin silt loam, 6 to 12 percent slopes, eroded	0.5	18.2%
StaAH	Steff silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	0.6	22.3%
W	Water	0.3	11.6%
Subtotals for Soil Survey Area		1.5	52.1%
Totals for Area of Interest		2.9	100.0%

**FARMLAND CONVERSION IMPACT RATING
FOR CORRIDOR TYPE PROJECTS**

PART I (To be completed by Federal Agency)		3. Date of Land Evaluation Request 5/1/26	4. Sheet 1 of 1
1. Name of Project Crothersville Water System Improvements		5. Federal Agency Involved EPA	
2. Type of Project Utility Pipeline Excavation/Construction		6. County and State Jackson County, Indiana	
PART II (To be completed by NRCS)		1. Date Request Received by NRCS	2. Person Completing Form
3. Does the corridor contain prime, unique statewide or local important farmland? (If no, the FPPA does not apply - Do not complete additional parts of this form). YES ☐ NO ☐		4. Acres Irrigated Average Farm Size	
5. Major Crop(s)	6. Farmable Land in Government Jurisdiction Acres: %		7. Amount of Farmland As Defined in FPPA Acres: %
8. Name Of Land Evaluation System Used	9. Name of Local Site Assessment System		10. Date Land Evaluation Returned by NRCS

PART III (To be completed by Federal Agency)	Alternative Corridor For Segment			
	Corridor A	Corridor B	Corridor C	Corridor D
A. Total Acres To Be Converted Directly	0			
B. Total Acres To Be Converted Indirectly, Or To Receive Services	0			
C. Total Acres In Corridor	2.03			

PART IV (To be completed by NRCS) Land Evaluation Information				
A. Total Acres Prime And Unique Farmland				
B. Total Acres Statewide And Local Important Farmland				
C. Percentage Of Farmland in County Or Local Govt. Unit To Be Converted				
D. Percentage Of Farmland in Govt. Jurisdiction With Same Or Higher Relative Value				

PART V (To be completed by NRCS) Land Evaluation Information Criterion Relative value of Farmland to Be Serviced or Converted (Scale of 0 - 100 Points)				
--	--	--	--	--

PART VI (To be completed by Federal Agency) Corridor Assessment Criteria (These criteria are explained in 7 CFR 658.5(c))	Maximum Points				
1. Area in Nonurban Use	15				
2. Perimeter in Nonurban Use	10				
3. Percent Of Corridor Being Farmed	20				
4. Protection Provided By State And Local Government	20				
5. Size of Present Farm Unit Compared To Average	10				
6. Creation Of Nonfarmable Farmland	25				
7. Availability Of Farm Support Services	5				
8. On-Farm Investments	20				
9. Effects Of Conversion On Farm Support Services	25				
10. Compatibility With Existing Agricultural Use	10				
TOTAL CORRIDOR ASSESSMENT POINTS	160	0	0	0	0

PART VII (To be completed by Federal Agency)					
Relative Value Of Farmland (From Part V)	100	0	0	0	0
Total Corridor Assessment (From Part VI above or a local site assessment)	160	0	0	0	0
TOTAL POINTS (Total of above 2 lines)	260	0	0	0	0

1. Corridor Selected:	2. Total Acres of Farmlands to be Converted by Project:	3. Date Of Selection:	4. Was A Local Site Assessment Used? YES ☐ NO ☐
5. Reason For Selection:			

Signature of Person Completing this Part: _____ DATE _____

NOTE: Complete a form for each segment with more than one Alternate Corridor

CORRIDOR - TYPE SITE ASSESSMENT CRITERIA

The following criteria are to be used for projects that have a linear or corridor - type site configuration connecting two distant points, and crossing several different tracts of land. These include utility lines, highways, railroads, stream improvements, and flood control systems. Federal agencies are to assess the suitability of each corridor - type site or design alternative for protection as farmland along with the land evaluation information.

- (1) How much land is in nonurban use within a radius of 1.0 mile from where the project is intended?

More than 90 percent - 15 points
90 to 20 percent - 14 to 1 point(s)
Less than 20 percent - 0 points

- (2) How much of the perimeter of the site borders on land in nonurban use?

More than 90 percent - 10 points
90 to 20 percent - 9 to 1 point(s)
Less than 20 percent - 0 points

- (3) How much of the site has been farmed (managed for a scheduled harvest or timber activity) more than five of the last 10 years?

More than 90 percent - 20 points
90 to 20 percent - 19 to 1 point(s)
Less than 20 percent - 0 points

- (4) Is the site subject to state or unit of local government policies or programs to protect farmland or covered by private programs to protect farmland?

Site is protected - 20 points
Site is not protected - 0 points

- (5) Is the farm unit(s) containing the site (before the project) as large as the average - size farming unit in the County?

(Average farm sizes in each county are available from the NRCS field offices in each state. Data are from the latest available Census of Agriculture, Acreage or Farm Units in Operation with \$1,000 or more in sales.)
As large or larger - 10 points
Below average - deduct 1 point for each 5 percent below the average, down to 0 points if 50 percent or more below average - 9 to 0 points

- (6) If the site is chosen for the project, how much of the remaining land on the farm will become non-farmable because of interference with land patterns?

Acreage equal to more than 25 percent of acres directly converted by the project - 25 points
Acreage equal to between 25 and 5 percent of the acres directly converted by the project - 1 to 24 point(s)
Acreage equal to less than 5 percent of the acres directly converted by the project - 0 points

- (7) Does the site have available adequate supply of farm support services and markets, i.e., farm suppliers, equipment dealers, processing and storage facilities and farmer's markets?

All required services are available - 5 points
Some required services are available - 4 to 1 point(s)
No required services are available - 0 points

- (8) Does the site have substantial and well-maintained on-farm investments such as barns, other storage building, fruit trees and vines, field terraces, drainage, irrigation, waterways, or other soil and water conservation measures?

High amount of on-farm investment - 20 points
Moderate amount of on-farm investment - 19 to 1 point(s)
No on-farm investment - 0 points

- (9) Would the project at this site, by converting farmland to nonagricultural use, reduce the demand for farm support services so as to jeopardize the continued existence of these support services and thus, the viability of the farms remaining in the area?

Substantial reduction in demand for support services if the site is converted - 25 points
Some reduction in demand for support services if the site is converted - 1 to 24 point(s)
No significant reduction in demand for support services if the site is converted - 0 points

- (10) Is the kind and intensity of the proposed use of the site sufficiently incompatible with agriculture that it is likely to contribute to the eventual conversion of surrounding farmland to nonagricultural use?

Proposed project is incompatible to existing agricultural use of surrounding farmland - 10 points
Proposed project is tolerable to existing agricultural use of surrounding farmland - 9 to 1 point(s)
Proposed project is fully compatible with existing agricultural use of surrounding farmland - 0 points



Appendix H

Figure 8A

Historical Map of Plant Project Area

Figure 8B

Historical Map of Distribution Project Area

This is a detailed topographic map of Uniontown, Pennsylvania, and its surrounding areas. The map features a grid of streets and roads, with major thoroughfares like Route 19 and Route 22 clearly marked. Key locations labeled include Uniontown, Retreat, and Crothersville. The map also shows the Monongahela River and several creeks, including Rock Creek and Mill Creek. Elevation points are indicated with numerical values, such as 1000, 900, 800, and 700 feet. A north arrow is located in the upper right corner of the map. The map is oriented with North at the top.

The largest and only remaining town in Vernon Township is Crothersville. It was platted by John Hamacher in 1858 and was named Haysville because he thought the area's soil was conducive for hay production. The town was renamed Crothersville in honor of a railroad agent when the Jeffersonville, Madison and Indianapolis Railroad came through.

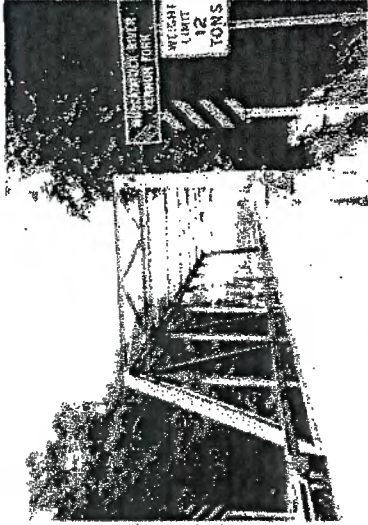
One of the oldest churches in the township is the Bethany Baptist Church (40012). Organized in 1867, the church was constructed soon after at a cost of \$1,000.

The township has several noteworthy examples of the Italianate style. The McDonald House (40003) was one of three identical brick houses built for three daughters in the McDonald Family. A house on 675 S (40008) is an example of a gable-front house with Italianate details. Two non-residential structures include School No. 10 (40007), one of the township's few surviving rural schools, and County Bridge No. 6662 (40001) built by the Vincennes Bridge Company in 1923.

No. Rtg. Description

- 001 O County Bridge No. 6662, U.S. 31; Pratt Through Truss, 1923; Builder: Vincennes Bridge Co.; Engineering, Transportation (141)
- 002 C Cemetery, U.S. 31; c. 1853-1902; Exploration/Settlement, Religion (141)
- 003 N McDonald House, 200 S; Italianate, 1858; Architecture (141)
- 004 C Uniontown Baptist Cemetery, U.S. 31; c. 1862-present; Exploration/Settlement, Religion (141)
- 005 C Grassy Cemetery, 400 S; 1863-1916; Religion (141)
- 006 N House, 1200 E; I-house/Federal, c. 1860; Architecture (141)
- 007 N School No. 10, 1200 E; Twentieth Century Functional, 1909; Architecture, Education (141)
- 008 N House, 675 S; Gable-front/Italianate, c. 1875; Architecture (141)
- 009 C Crothersville Cemetery, 600 S; c. 1873-present; Religion (141)
- 010 C House, Vernon Road; Gable-front-and-wing, c. 1880; Architecture (141)

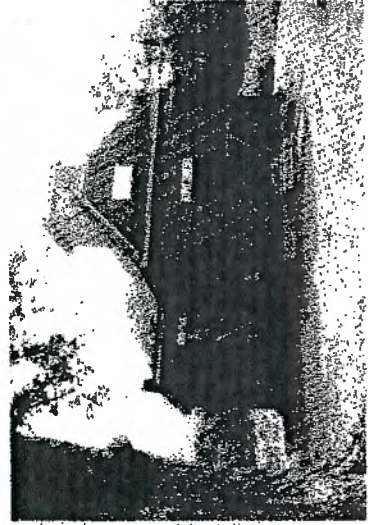
- 012 C Bethany Baptist Church and Cemetery, 800 S; Church; Nineteenth Century Functional, c. 1865; Cemetery: c. 1847-c. 1962; Architecture, Exploration/Settlement, Religion (141)



001



006



007

Crothersville Downtown Historic District (071-141-41001-051)

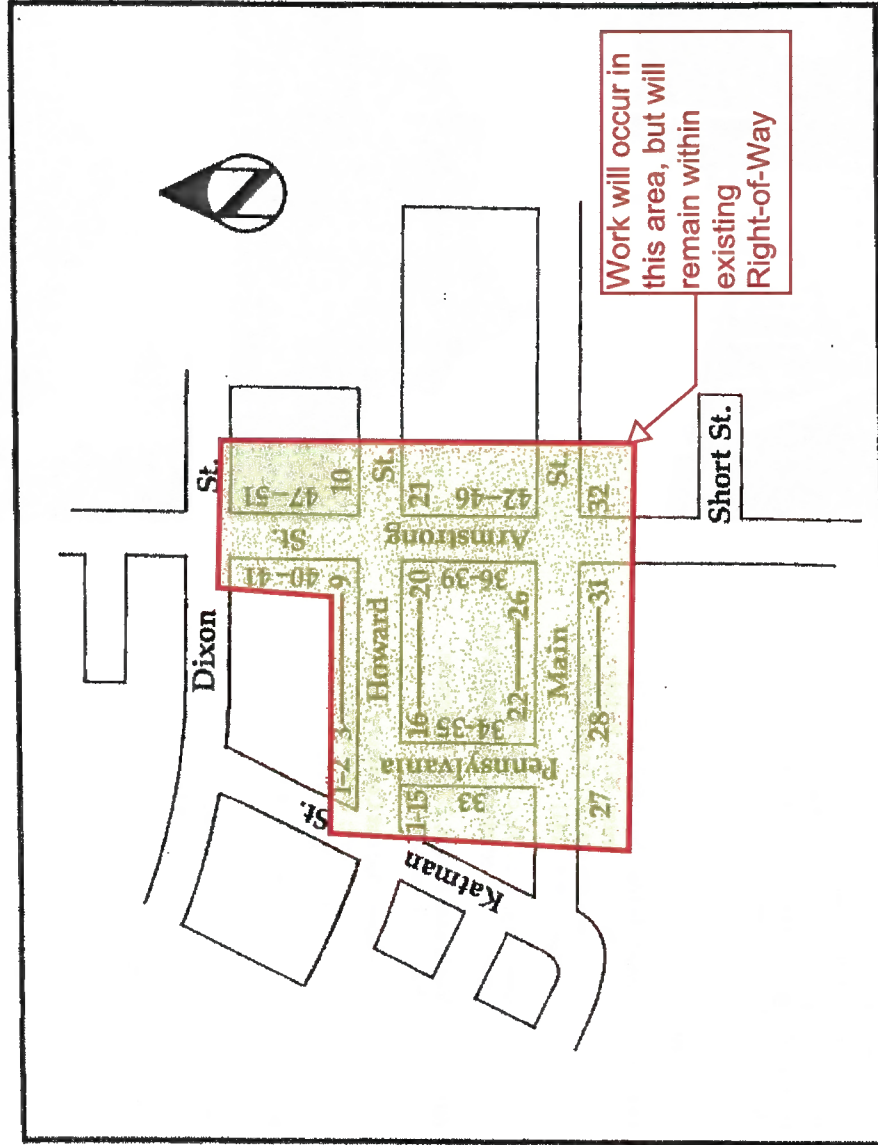
1890s, which later served as a service station and is now a drug store (41036). Another Rider business founded during the 1880s was Rider and Swope's General Store (41026) on the corner of Armstrong and Main Streets.

Between 1890 and 1910, Crothersville had a thriving commercial district, which is reflected in the number of fine brick commercial buildings constructed during this period. The Oddfellows Lodge (Brownstown 488) (41020), chartered in 1875, is located on the prestigious corner of Armstrong and Howard Streets and has two cast iron storefronts, one facing each street. The Knights of Pythias (Brownstown Lodge 60), also organized in 1875, constructed a brick block (41044) in 1896.

After the turn of the century, two banks were founded in Crothersville. The Crothersville State Bank (41037), constructed in 1913, has an impressive brick and limestone facade. The Citizen's State Bank constructed a more modest, one-story brick building (41045) on the opposite side of Armstrong Street. Both banks were closed during the depression in the 1930s. The Citizen's Bank later served as a doctor's office.

Also in this district is one of the oldest churches in continuous use in Jackson County, the Methodist Church (41041), built in 1868. This simple Gothic Revival style church remains in its original location, on the border between the commercial, residential and industrial sections of the town.

Several bars were located in commercial structures on either side of the tracks. The present office (41005) of *The Crothersville Times* was a saloon and pool room. A bar was also located in the brick commercial building (41002) along the tracks. A nineteenth century hotel was also located on Howard Street, west of the Oddfellows Building, but it burned in the early 1900s.



one- and two-story brick homes (41033,035) built on opposite sides of the tracks. Early frame buildings include a former residence on Main Street (41031) and a gable-front store on Howard Street (41008), formerly Zalauf Street.

Preston Rider, a mill owner, and other members of the Rider family established their homes and businesses in this district. Riley Rider had a blacksmith shop on Armstrong Street during the

The Crothersville Downtown Historic District includes the oldest section of Crothersville. The original plat, consisting of 39 lots, was laid out by John Hamacher in 1858. The original town was oriented around the Jeffersonville, Madison and Indianapolis Railroad line which brought prosperity to the community.

Some of the oldest structures in Crothersville were built along the railroad tracks, including

The depot at Crothersville, an impressive structure, stood until the 1960s, when it was destroyed by a car that jumped the track.

No. Add. Description

East Dixon Street (South Side)

No Sites

West Howard Street (North Side)

001 110 House; Free Classic, c.1900 (C)

002 108 Commercial Building; Italianate, c.1880 (C)

East Howard Street (North Side)

003 NA Vacant Lot (NC)

004 110 Commercial Building; Contemporary, c.1950 (NC)

005 112 Commercial Building; Nineteenth Century Functional, c.1890 (C)

006 NA Vacant Lot (NC)

007 114 Commercial Building; Twentieth Century Functional, c.1930 (C)

008 116 Commercial Building; Gable-front/ Nineteenth Century Functional, c.1880 (C)

009 120 Commercial Building; Nineteenth Century Functional, c.1890 (N)

010 202 Commercial Building/House; Italianate, c.1880 (C)

West Howard Street (South Side)

011 NA Vacant Lot (NC)

012 105 Church of God; Twentieth Century Functional, c.1930 (NC)

013 NA Parking Lot (NC)

014 101 Commercial Building; Twentieth Century Functional, c.1910 (C)

015 NA Vacant Lot (NC)



035

East Howard Street (South Side)

016 101 Commercial Building; Contemporary, c.1960 (NC)

017 NA Vacant Lot (NC)

018 105 Church Building; Twentieth Century Functional, c.1950 (NC)

019 NA Parking Lot (NC)

020 121 I.O.O.F. Building; Nineteenth Century Functional, 1891 (N)

021 205 Commercial Building/House; Nineteenth Century Functional, c.1890 (NC)

East Main Street (North Side)

022 102 Commercial Building; Twentieth Century Functional, c.1920 (C)

023 NA Vacant Lot (NC)

024 108 Commercial Building; Twentieth Century Functional, c.1910 (C)

025 114 Commercial Building; Twentieth Century Functional, 1917 (NC)

026 116 Rider and Swope's General Store; Italianate, c.1880 (N)

West Main Street (South Side)

027 105 Commercial Building; Twentieth Century Functional, c.1960 (NC)

East Main Street (South Side)

028 103 House; Bungalow, c.1910 (C)

029 105 Commercial Building; Twentieth Century Functional, c.1920 (NC)

030 NA Vacant Lot (NC)

031 115 Commercial Building/House; I-house/Greek Revival, c.1870 (N)

032 201 Commercial Building; Twentieth Century Functional, c.1910 (C)

Pennsylvania Avenue (West Side)

033 102 House; Double-pen, c.1870 (C)

Pennsylvania Avenue (East Side)

034 101 House; I-house/Italianate, c.1860 (C)

035 205 House; I-house/Federal, c.1860 (N)

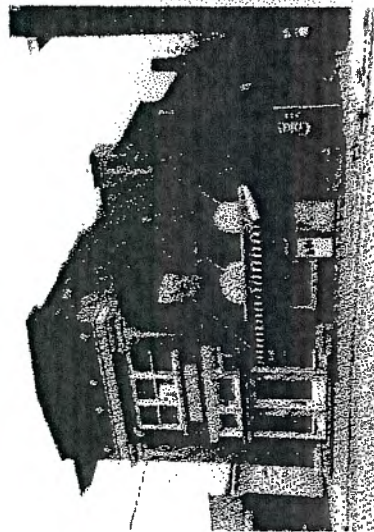
South Armstrong Street (West Side)

036 110 Commercial Building; Nineteenth Century Functional, c.1900 (NC)

037 108 Crothersville State Bank; Neo-Classical, 1913 (N)

038 106 Commercial Building; Nineteenth Century Functional, c.1900 (C)

039 104 Commercial Building; Nineteenth Century Functional, c.1900 (C)



037

North Armstrong Street (West Side)

- 040 NA Vacant Lot (NC)
041 102 Methodist Church; Gothic Revival,
1868 (C)

South Armstrong Street (East Side)

- 042 125 Commercial Building; Nineteenth
Century Functional, c.1890 (C)
043 119 Commercial Building; Twentieth
Century Functional, c.1960 (NC)
044 117 Knights of Pythias Building;
Nineteenth Century Functional, 1896
(C)

- 045 111 Citizen's State Bank; Twentieth
Century Functional, c.1910 (C)

- 046 101 Commercial Building; Twentieth
Century Functional, 1968 (NC)

North Armstrong Street (East Side)

- 047 101 Commercial Building; Twentieth
Century Functional, c.1950 (NC)

- 048 NA Vacant Lot (NC)

- 049 109 House; Queen Anne, c.1890 (N)

- 050 113 Gas Station; Twentieth Century
Functional, c.1930 (C)

- 051 115 House; Gable-front-and-wing, c.1890
(C)

Crothersville Residential Historic District (071-141-42001-038)

The Crothersville Residential Historic District lies immediately east of the downtown area and includes about forty structures. The district contains primarily late nineteenth and early twentieth century style, working class houses.

Crothersville experienced a period of growth between the years 1890 and 1910. The Jeffersonville, Madison and Indianapolis Railroad ran through the center of town and the ensuing prosperity included the construction of both commercial and residential buildings.

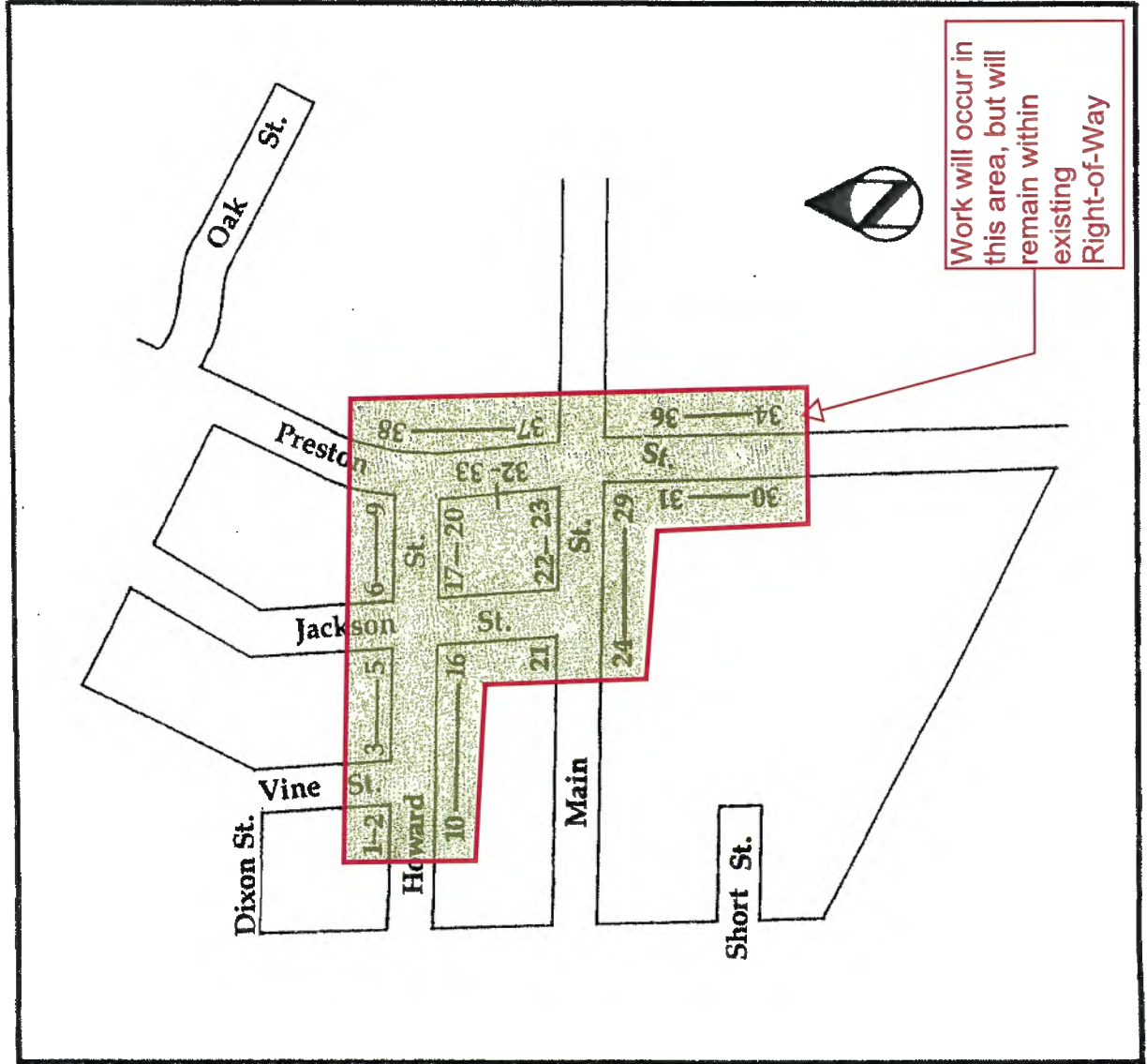
Most of the district's structures are small, one-story frame houses. The gable-front-and-wing was a popular house type in Crothersville during this period and many examples have survived. Some of these include five houses located on East Howard Street (42002, 004, 005, 006, 007) and two houses on Preston Street (42030, 035) built between 1890 and 1915. Notable examples of early twentieth century architecture includes an English Cottage style house (42020) and a Colonial Revival style house (42003) both on East Howard Street and a house on East Main Street (42023).

The only significant non-residential building in the district is the First Presbyterian Church (42012) built in 1885 in the Gothic Revival style.

No. Add. Description

East Howard Street (North Side)

001	206	House; Gable-front, c.1890 (C)
002	208	House; Gable-front-and-wing, c.1890 (C)
003	302	House; Colonial Revival, c.1910 (C)
004	304	House; Gable-front-and-wing, c.1890 (C)
005	306	House; Gable-front-and-wing, c.1910 (C)

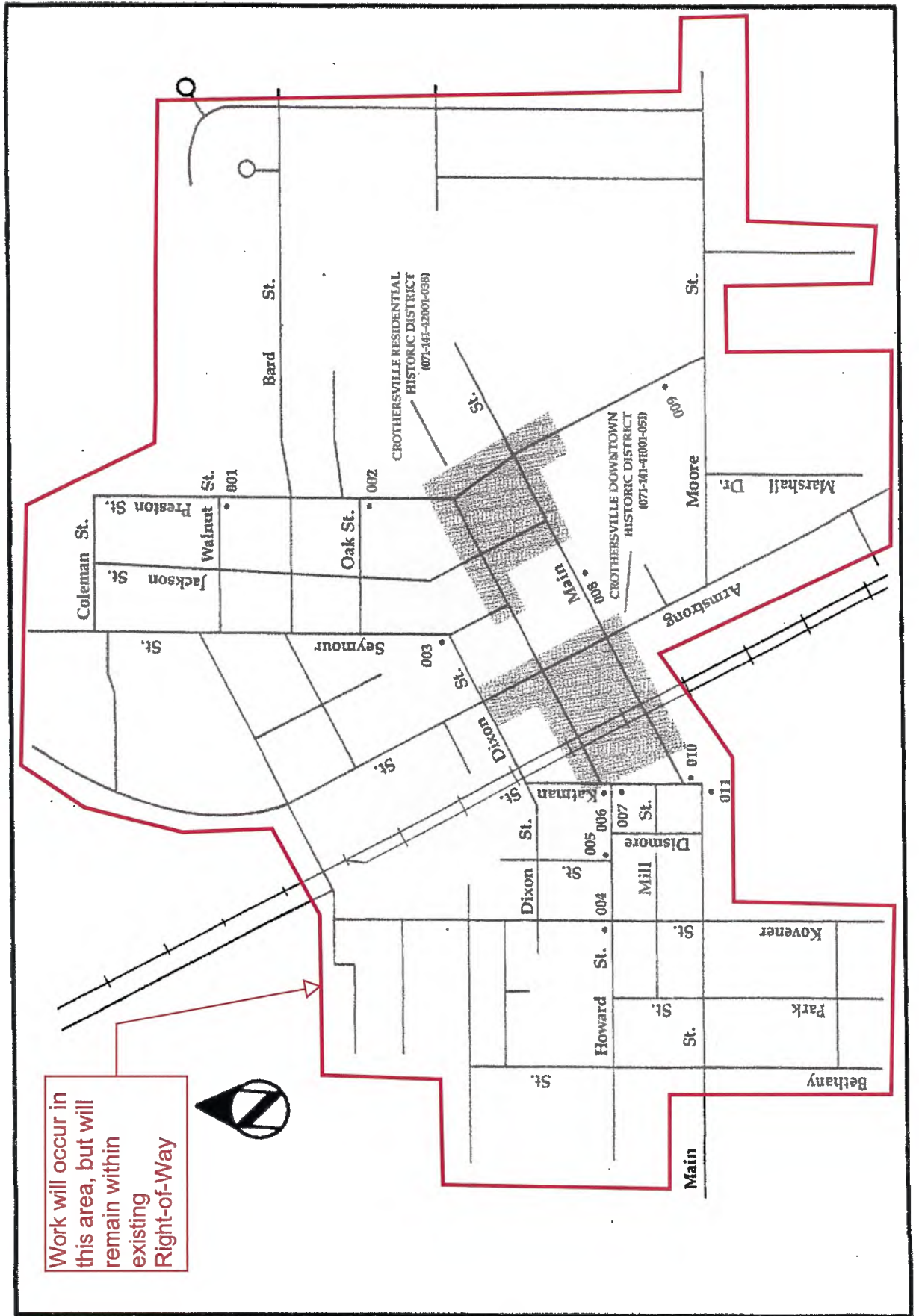


006	400	House; Gable-front-and-wing, c.1915 (NC)	027	405	House; Gable-front-and-wing, c.1890 (NC)
007	402	House; Gable-front-and-wing, c.1900 (C)	028	407	House; Contemporary, c.1950 (NC)
008	406	House; Free Classic, c.1900 (C)	029	409	House; Cross-plan, c.1890 (C)
009	408	House; Queen Anne Cottage, c.1890 (C)	Vine Street (West Side)		
East Howard Street (South Side)			No Sites		
010	207	House; Gable-front, c.1900 (NC)	Vine Street (East Side)		
011	209	House; Gable-front/Italianate, c.1870 (N)	No Sites		
012	211	First Presbyterian Church; Gothic Revival, 1885 (O)	Jackson Street (East Side)		
013	301	House; Bungalow, c.1910 (C)	No Sites		
014	303	House; Gable-front-and-wing, c.1880 (C)	Preston Street (West Side)		
015	305	House/Commercial Building; Indeterminate, c.1900 (NC)	030	204	House; Gable-front-and-wing/Italianate, c.1890 (C)
016	309	House; Gable-front-and-wing, c.1880 (C)	031	202	House; Gable-front, c.1900 (NC)
017	401	First Baptist Church; Contemporary, c.1950 (NC)	032	108	House; Bungalow, c.1915 (C)
018	403	House; Cross-plan, c.1890 (NC)	033	106	House; Contemporary, c.1930 (NC)
019	405	House; Bungalow, c.1915 (C)	Preston Street (East Side)		
020	407	House; English Cottage, c.1930 (C)	034	209	House; Contemporary, c.1950 (NC)
East Main Street (North Side)			035	207	House; Gable-front-and-wing, c.1890 (C)
021	312	House; Shotgun, c.1880 (NC)	036	201	House; Double-pen, c.1880 (C)
022	400	House; Shotgun, c.1880 (C)	037	NA	Park (NC)
023	402	House; Colonial Revival, c.1930 (C)	038	109	Crothersville Junior-Senior High School; Contemporary, 1956 (NC)
East Main Street (South Side)					
024	313	House; Bungalow, c.1915 (C)			
025	401	House; Colonial Revival, c.1910 (NC)			
026	403	House; Craftsman Bungalow, c.1915 (N)			

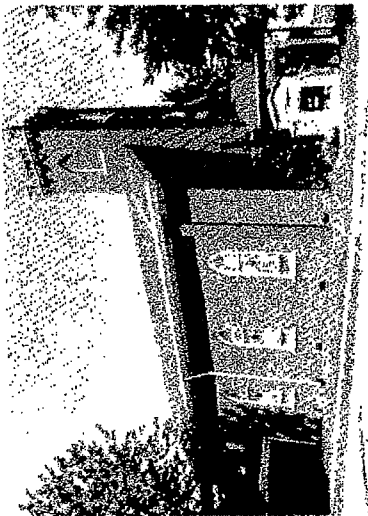


012

Crothersville Scattered Sites (43001-011)



No.	Rtg.	Description	
001	C	House, 308 North Preston Street; Double-pen, c.1890; Architecture (141)	
002	C	Crothersville Christian Church, 204 North Preston Street; Twentieth Century Functional, 1905/1960; Architecture, Religion (141)	
003	C	House, 203 East Dixon Street; Double-pen, c.1880; Architecture (141)	
004	C	Farmers' Canning Corporation/Rider Packing Company, 400 West Howard Street; Twentieth Century Functional, 1912/1946; Architecture, Industry (141)	
005	C	House, 206 West Howard Street; Gable-front-and-wing, c.1880; Architecture (141)	
006	N	Immanuel Evangelical Reformed Church, 100 North Katman Street; Gothic Revival, 1873/1946; Architecture, Ethnic Heritage, Religion (141)	
007	N	House, 100 South Katman Street; Craftsman Bungalow, c.1920; Architecture (141)	006
008	C	House, 309 East Main Street; Hall-and-parlor, c.1855; Architecture (141)	
009	C	House, 308 South Preston Street; Gable-front-and-wing/Queen Anne, c.1890; Architecture (141)	
010	C	House, 109 West Main Street; Gable-front/Queen Anne, c.1890; Architecture (141)	
011	N	German Reformed Church Cemetery, West Main Street; 1865/c.1888; Ethnic Heritage, Religion (141)	





Drinking Water System Improvements PER – Crothersville, IN

Appendix I

Figure 9 IDEM Permit

Operating Permit Number IN5236001



Appendix J

Rate Study and Current Rate Ordinance



November 4, 2025

Town Council
Town of Crothersville
111 East Howard Street
Crothersville, Indiana 47229

Baker Tilly Advisory Group, LP
9229 Delegates Row, Suite 400
Indianapolis, IN 46240
United States of America

T: +1 (317) 465 1500
F: +1 (317) 465 1550
bakertilly.com

Re: Crothersville (Indiana) Municipal Water Utility (the "Water Utility") - Rate Study

Dear Council Members:

The attached schedules (listed below) present unaudited and limited information for the purpose of discussion and consideration in the preliminary planning stage of the rate study by the appropriate officers, officials and advisors of the Water Utility. The use of these schedules should be restricted to this purpose, for internal use only, as the information is subject to future revision and final report.

<u>Page(s)</u>	
2	Comparison of Fund Balances with Minimum Balances Recommended
3 - 5	Estimated Annual Cash Operating Disbursements
6	Schedule of Estimated Project Costs and Funding
7	Estimated Annual Revenue Requirements and Annual Operating Receipts
8	Schedule of Present and Proposed Rates and Charges
9	Comparison of Monthly Residential Water Bills with Surrounding and Similar-Sized Indiana Communities

We would appreciate your questions or comments on this information and would provide additional information upon request.

Very truly yours,

BAKER TILLY ADVISORY GROUP, LP

Ross T. Hagen, Director

CROTHERSVILLE (INDIANA) MUNICIPAL WATER UTILITY

**COMPARISON OF FUND BALANCES WITH
MINIMUM BALANCES RECOMMENDED**

<u>Cash and Investments:</u>	<u>Fund Balances 12/31/2024</u>	<u>Minimum Balance Recommended (1)</u>	<u>Variance</u>
Operation and Maintenance Fund (2)	\$12,666	\$95,154	(\$82,488)
Depreciation Fund (3)	126,603	42,700	83,903
Meter Deposit Fund (4)	32,466	32,466	-
Totals	<u>\$171,735</u>	<u>\$170,320</u>	<u>\$1,415</u>

(1) **Recommended Reserves:** Balances recommended based on industry best practices.

(2) **Operation and Maintenance Fund:** The balance maintained in the operation and maintenance fund should be sufficient to pay the operation, repair, and maintenance disbursements of the utility for the next succeeding two (2) calendar months.

Estimated operation and maintenance disbursements (page 3)	\$570,807
Times factor for 2 months	<u>16.67%</u>
Recommended Reserve	<u>\$95,154</u>

(3) **Depreciation Fund:** As a general rule an amount equal to one year's average cash funded capital improvements is typically maintained in this fund to provide a funding source for ongoing capital improvements.

Recommended Reserve	<u>\$42,700</u>
---------------------	-----------------

(4) **Meter Deposit Fund:** Monies are restricted for use toward return to customers.

(Subject to the attached letter dated November 4, 2025)
(Preliminary - Subject to Change)
(Internal Use Only)

CROTHERSVILLE (INDIANA) MUNICIPAL WATER UTILITY

ESTIMATED ANNUAL CASH OPERATING DISBURSEMENTS

(See Explanation of Adjustments pages 4 - 5)

	Calendar Year Ended 12/31/2024	Adjustment	Ref.	Estimated
Annual Operating Disbursements:				
Salaries and wages	\$204,816	\$20,973	(1)	\$225,789
FICA/Medicare	15,182	2,091	(2)	17,273
PERF	20,847	2,349	(3)	23,196
Health insurance	41,074			41,074
Office operations	1,887			1,887
Plant operations	18,371			18,371
Materials and supplies	18,683			18,683
Gas	319			319
Contractual services	3,336			3,336
Repairs and maintenance	3,856	4,359	(4)	8,215
Purchased water	52,684	16,859	(5)	69,543
Purchased power	18,583			18,583
Telephone and internet	5,386			5,386
Subscription and dues	2,468			2,468
Transportation	7,971			7,971
Postage	652			652
IDEM	7,210			7,210
Liability insurance	22,895	1,832	(6)	24,727
Miscellaneous	12,476			12,476
Sub-total:	<u>\$458,696</u>	<u>\$48,463</u>		507,159
Unforeseen contingencies and inflation			(7)	<u>63,648</u>
Estimated Annual Cash Operating Disbursements				<u><u>\$570,807</u></u>

(Continued on next page)

(Subject to the attached letter dated November 4, 2025)

(Preliminary - Subject to Change)

(Internal Use Only)

CROTHERSVILLE (INDIANA) MUNICIPAL WATER UTILITY
ESTIMATED ANNUAL CASH OPERATING DISBURSEMENTS
(Explanation of Adjustments)

(Cont'd)

Adjustment (1) - Salaries and Wages

To adjust calendar year 2024 salaries and wages to reflect utility management estimates of full staffing levels and pay rates.

Estimated salaries and wages	\$225,789
Less: calendar year 2024 salaries and wages	<u>(204,816)</u>
Adjustment	<u><u>\$20,973</u></u>

Adjustment (2) - FICA/Medicare

To adjust calendar year 2024 FICA/Medicare disbursements to reflect estimated salaries and wages.

Estimated salaries and wages	\$225,789	
Times: current FICA/Medicare rate	<u>7.65%</u>	
Sub-total		\$17,273
Less: calendar year 2024 FICA disbursements		<u>(15,182)</u>
Adjustment		<u><u>\$2,091</u></u>

Adjustment (3) - PERF

To adjust calendar year 2024 PERF disbursements to reflect estimated salaries and wages.

Estimated increase in salaries and wages	\$20,973
Times: PERF rate paid by Town	<u>11.20%</u>
Adjustment	<u><u>\$2,349</u></u>

Adjustment (4) - Repairs and Maintenance

To adjust calendar year 2024 repairs and maintenance costs to reflect historical amounts.

Calendar year 2022 repairs and maintenance	\$12,470	
Calendar year 2023 repairs and maintenance	8,319	
Calendar year 2024 repairs and maintenance	<u>3,856</u>	
Sub-total		\$24,645
Divided by: 3 years		<u>3</u>
Estimated repairs and maintenance		\$8,215
Less: calendar year 2024 repairs and maintenance		<u>(3,856)</u>
Adjustment		<u><u>\$4,359</u></u>

(Continued on next page)

(Subject to the attached letter dated November 4, 2025)
(Preliminary - Subject to Change)
(Internal Use Only)

CROTHERSVILLE (INDIANA) MUNICIPAL WATER UTILITY

(Cont'd)

ESTIMATED ANNUAL CASH OPERATING DISBURSEMENTS
(Explanation of Adjustments)

Adjustment (5) - Purchased Water

To adjust calendar year 2024 purchased water costs to reflect increase in Stucker Fork water rates approved July 2, 2025.

Calendar year 2024 purchased water	\$52,684
Times: increase in Stucker Fork rates	32%
Adjustment	<u>\$16,859</u>

Adjustment (6) - Liability Insurance

To adjust calendar year 2024 liability insurance costs to reflect utility management estimate.

Calendar year 2024 liability insurance	\$22,895
Times: estimated increase in liability insurance	8%
Adjustment	<u>\$1,832</u>

Adjustment (7) - Unforeseen Contingencies and Inflation

To provide an allowance for unforeseen contingencies and future inflation.

Calendar year 2024 cash operating disbursements	\$458,696	
Plus: adjustments to calendar year 2024 cash operating disbursements	<u>48,463</u>	
Sub-total		\$507,159
Times: inflation allowance (3% per year for four years)		12.55%
Adjustment		<u>\$63,648</u>

(Subject to the attached letter dated November 4, 2025)
(Preliminary - Subject to Change)
(Internal Use Only)

CROTHERSVILLE (INDIANA) MUNICIPAL WATER UTILITY
SCHEDULE OF ESTIMATED PROJECT COSTS AND FUNDING
(Per Consulting Engineer)

ESTIMATED PROJECT COSTS

Estimated Construction Costs:	
Water Treatment Plant Improvements	\$2,236,482
New Water Tower at Industrial Park Entrance	1,339,700
Well Production Rehabilitation	978,604
Distribution System Improvements	8,237,414
Mobilization and Demobilization (4%)	511,688
Total Estimated Construction Costs	13,303,888
Estimated Non-Construction Costs:	
Costs of Issuance for Proposed BANs	80,000
Engineering	1,115,000
Costs of Issuance for Proposed Bonds	200,112
Repayment of Proposed BANs	1,190,000
Total Estimated Non-Construction Costs	2,585,112
Total Estimated Project Costs	\$15,889,000

ESTIMATED PROJECT FUNDING

READI Grant	\$1,800,000
Proposed BANs (1)	1,190,000
Proposed Bonds	12,899,000
Total Estimated Project Funding	\$15,889,000

(1) The project costs assumed to be funded by the proposed BANs are as follows:

Phase I Project Shortfall	\$460,000
Allowance for Engineering	650,000
Allowance for Costs of Issuance	80,000
Total Estimated Project Costs to be Funded by Proposed BANs	\$1,190,000

Note: total estimated project costs excluding the repayment of the proposed BANs is \$14,699,000.

(Subject to the attached letter dated November 4, 2025)
(Preliminary - Subject to Change)
(Internal Use Only)

CROTHERSVILLE (INDIANA) MUNICIPAL WATER UTILITY

ESTIMATED ANNUAL REVENUE REQUIREMENTS
AND ANNUAL OPERATING RECEIPTS
(Amounts rounded to the nearest \$100)

	<u>Current Operations</u>	<u>With Projects</u>
Revenue Requirements:		
Operation and maintenance disbursements (page 3)	\$570,800	\$570,800
Water tower maintenance contract	28,000	28,000
Debt service:		
BAN interest (1)	59,500	-
Proposed bonds (2)	-	710,000
Debt service reserve (3)	-	142,000
Replacements and improvements	42,700 (4)	43,000 (5)
	<u>\$701,000</u>	<u>\$1,493,800</u>
Annual Receipts (6)		
Metered sales	\$417,400	\$417,400
Hydrant rentals	43,500	43,500
Penalties	1,200	1,200
	<u>\$462,100</u>	<u>\$462,100</u>
Total Available Receipts	<u>\$462,100</u>	<u>\$462,100</u>
Additional Receipts Required	<u>\$238,900</u>	<u>\$1,031,700</u>
Approximate Across-The-Board Increase In Present Rates and Charges	<u>51.70%</u>	<u>223.26%</u>
Change in Average Monthly Residential Bill (Current Bill \$36.08)	<u>\$18.64</u>	<u>\$80.56</u>
Approximate Average Residential Monthly Bill (4,000 gallons)	<u>\$54.72</u>	<u>\$116.64</u>
Debt Service Coverage		<u>130%</u>

- (1) Assumes a Bond Anticipation Note is issued in the amount of \$1,190,000 at an assumed interest rate of 5% and interest is paid with Utility revenues.
- (2) Assumes a bond issuance in the amount of \$12,899,000 amortized over 35 years at 4.20%, based on the current estimated SRF Pool program interest rate.
- (3) Assumes a debt service reserve account is funded through monthly transfers in the amount of the annual debt service payments on the proposed bonds over a five-year period.
- (4) To provide an allowance for capital replacement improvements. Based on historical three-year historical average.
- (5) To provide an allowance for capital replacement improvements. Based on the amount needed to achieve 130% debt service coverage on the proposed Bonds.
- (6) Assumed at calendar year 2024 amounts.

(Subject to the attached letter dated November 4, 2025)
(Preliminary - Subject to Change)
(Internal Use Only)

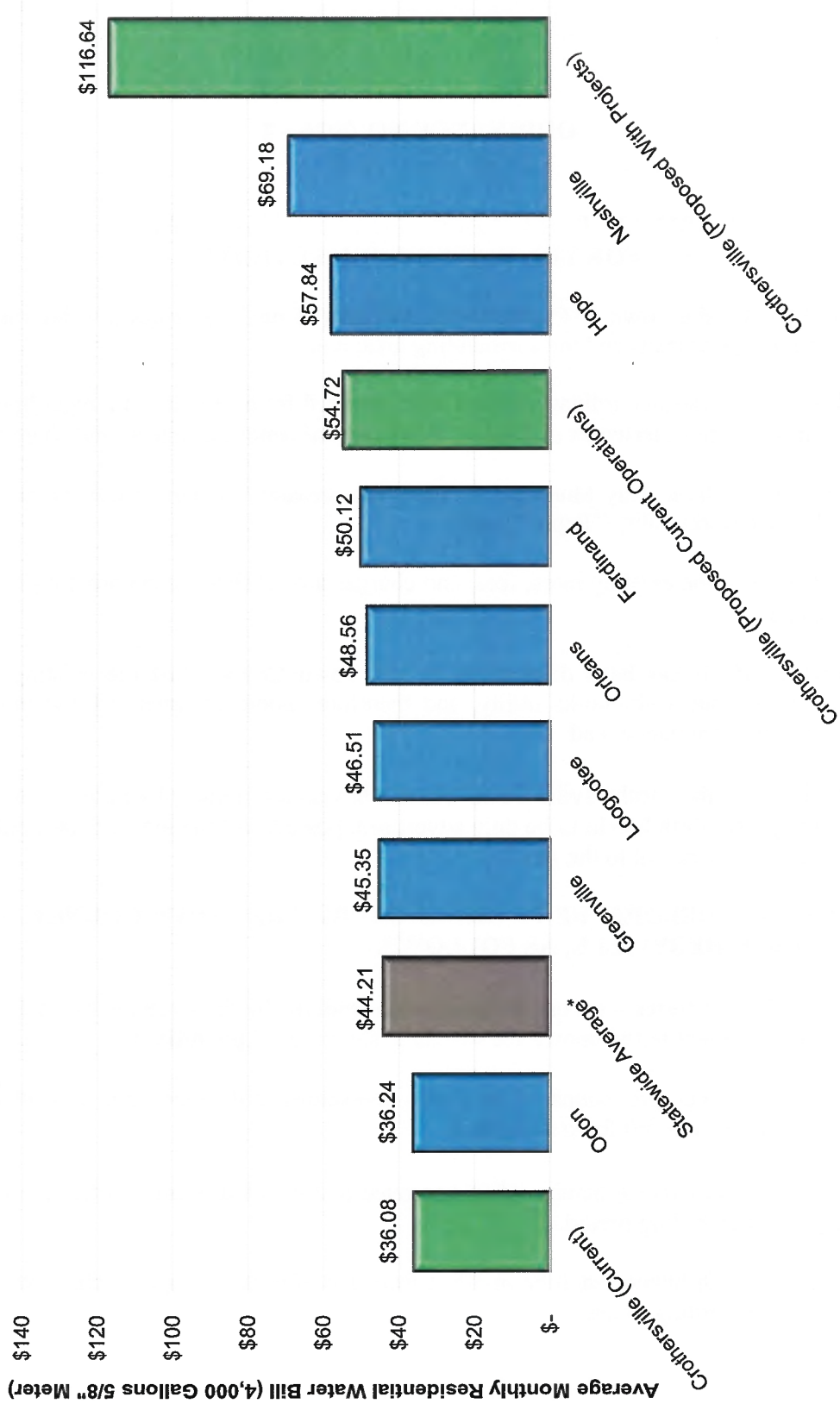
CROTHERSVILLE (INDIANA) MUNICIPAL WATER UTILITY
SCHEDULE OF PRESENT AND PROPOSED RATES AND CHARGES

			<u>Proposed Rates</u>	
			<u>Current</u>	<u>With</u>
			<u>Operations</u>	<u>Projects</u>
			<u>Present Rates</u>	
			(1)	
<u>Monthly Metered Flow Rate (rate per 1,000 gallons):</u>				
First	10,000 gallons		\$9.02	\$13.68
Next	10,000 gallons		8.15	12.36
Next	30,000 gallons		7.34	11.13
Next	50,000 gallons		6.45	9.78
Over	100,000 gallons		5.64	8.56
<u>Monthly Minimum Charge</u>				
	<u>Gallons Allowed</u>			
5/8 inch meter	2,496	\$22.52	\$34.15	\$72.78
3/4 inch meter	2,496	22.52	34.15	72.78
1 inch meter	5,011	45.20	68.55	146.12
1 1/4 inch meter	9,325	84.10	127.57	271.92
1 1/2 inch meter	24,834	207.09	314.20	669.81
2 inch meter	32,201	261.14	396.20	844.63
3 inch meter	39,569	315.18	478.20	1,019.47
4 inch meter	54,462	420.46	637.94	1,348.34
6 inch meter	70,742	525.45	797.16	1,645.13
<u>Monthly Surcharge for Customers Outside Corporation</u>			\$9.86	\$14.96
<u>Fire Protection (per year)</u>				
Municipal hydrant, each		\$402.38	\$610.41	\$1,300.73
Private hydrant, each		402.38	610.41	1,300.73
Private fire protection				
1 inch connection		\$10.61	\$16.10	\$34.30
1 1/4 inch connection		16.56	25.12	53.53
1 1/2 inch connection		23.78	36.07	76.87
2 inch connection		42.34	64.23	136.87
3 inch connection		95.27	144.52	307.97
4 inch connection		169.39	256.96	547.57
6 inch connection		381.15	578.20	1,232.11
8 inch connection		677.58	1,027.89	2,190.35
10 inch connection		1,058.67	1,606.00	3,422.26
12 inch connection		1,524.55	2,312.74	4,928.26
<u>Monthly Fire Loop Charge</u>			\$139.35	\$211.39

(Subject to the attached letter dated November 4, 2025)
(Preliminary - Subject to Change)
(Internal Use Only)

CROTHERSVILLE (INDIANA) MUNICIPAL WATER UTILITY

COMPARISON OF MONTHLY RESIDENTIAL WATER BILLS WITH SURROUNDING AND SIMILAR-SIZED INDIANA COMMUNITIES



* Based on 2025 Indiana Comparative Water Rate Study for municipalities with populations from 1,000 to 3,000.

(Subject to the attached letter dated November 4, 2025)
(Preliminary - Subject to Change)
(Internal Use Only)

ORDINANCE NO. 2026 – 2

**AN ORDINANCE AMENDING THE RATES AND CHARGES
FOR THE WATERWORKS UTILITY**

WHEREAS, the Town of Crothersville, Indiana ("Town") operates a waterworks utility for the benefit of the citizens and the surrounding area; and

WHEREAS, various ordinances have been adopted from time to time regarding policies and procedures for the waterworks and the establishment of water rates, fees, and charges; and

WHEREAS, Baker Tilly Municipal Advisors has prepared a report concerning the rates and charges of the waterworks utility ("Report"); and

WHEREAS, the existing rates, fees, and charges are set forth in the previous rate-setting ordinances; and

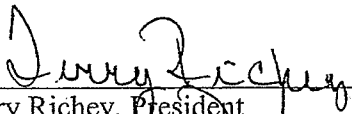
WHEREAS, it has been determined by the Town Council that the existing rates are inadequate to fund the waterworks utility, and therefore should be amended and modified as provided for in this ordinance; and

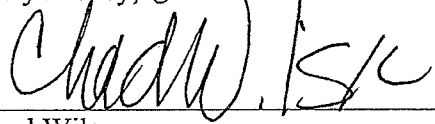
WHEREAS, the Crothersville Town Council has caused notice of a public hearing on the rates and charges set forth herein to be duly advertised, posted, and mailed, and has held a public hearing thereon, all pursuant to the Act;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CROTHERSVILLE, AS FOLLOWS:

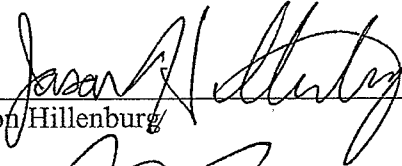
1. **Water Rates** – for use of and service rendered by the waterworks, each user shall be charged in an amount based upon a fee schedule, shown in "**Appendix A**".
2. All other provisions of previous rate-setting ordinances not amended by this ordinance shall remain in full force and effect.
3. The provisions herein, when approved and adopted, shall be effective beginning with the March 2026 billing period.
4. This Ordinance shall be in effect from and after its passage by the Town Council, and publication, according to law.

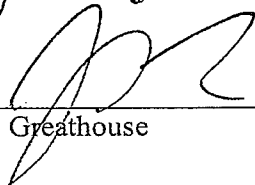
ADOPTED BY THE TOWN COUNCIL this this 3rd day of February, 2026.


Terry Richey, President

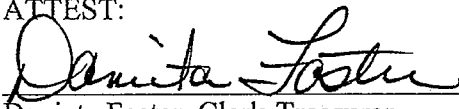

Chad Wilson


Mark Wilkerson


Jason Hillenburg


Jamy Greathouse

ATTEST:


Danieta Foster, Clerk-Treasurer
Town of Crothersville, Indiana

APPENDIX "A"

CROTHERSVILLE, INDIANA MUNICIPAL WATER UTILITY
SCHEDULE OF RATES AND CHARGES

Monthly Metered Flow Rate (rate per 1,000 gallons):

First 10,000 gallons:	\$13.68
Next 10,000 gallons:	\$12.36
Next 30,000 gallons:	\$11.13
Next 50,000 gallons:	\$9.78
Over 100,000 gallons:	\$8.56

Monthly Minimum Charge:

	<u>Gallons Allowed</u>	
5/8 inch meter:	2,496	\$34.15
3/4 inch meter:	2,496	\$34.15
1 inch meter:	5,011	\$68.55
1 1/4 inch meter:	9,325	\$127.57
1 1/2 inch meter:	24,834	\$314.20
2 inch meter:	32,201	\$396.20
3 inch meter:	39,569	\$478.20
4 inch meter:	54,462	\$637.94
6 inch meter:	70,742	\$797.16

Monthly Surcharge for Customers Outside Corporation: \$14.96

Fire Protection (per year):

Municipal hydrant, each:	\$610.41
Private hydrant, each:	\$610.41
Private fire protection:	
1 inch connection:	\$16.10
1 1/4 inch connection:	\$25.12
1 1/2 inch connection:	\$36.07
2 inch connection:	\$64.23
3 inch connection:	\$144.52
4 inch connection:	\$256.96
6 inch connection:	\$578.20
8 inch connection:	\$1,027.89
10 inch connection:	\$1,606.00
12 inch connection:	\$2,312.74

Monthly Fire Loop Charge: \$211.39



Drinking Water System Improvements PER – Crothersville, IN

Appendix K

Present Worth Analysis
Asset Management Plan

**State Revolving Fund Loan Program
Asset Management Program Certification Form
Inclusive of
Fiscal Sustainability Plan Certification**

(To be submitted with the Preliminary Engineering Report)

Participant Name Crothersville Water Utility		
Street Address 111 East Howard Street		P. O. Box Number
City Crothersville	State Indiana	Zip Code 47229

Indiana Code 5-1.2-10-16 requires a Participant that receives a loan or other financial assistance from the State Revolving Fund Loan Program (SRF) to certify that the Participant has documentation demonstrating it has the financial, managerial, technical and legal capability to operate and maintain its water or wastewater collection and treatment system. A Participant must demonstrate that it has developed an asset management program as defined in the Indiana Finance Authority's (Authority) Asset Management Program Guidelines.

Section 603(d)(1)(E) of the Federal Water Pollution Control Act (FWPCA) requires a recipient of a loan for a project that involves the repair, replacement, or expansion of a publicly owned treatment works to develop and implement a Fiscal Sustainability Plan (FSP). The requirement pertains to those portions of the treatment works paid for with Clean Water SRF Loan Funds.

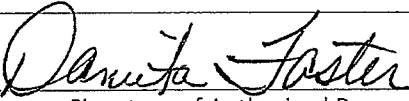
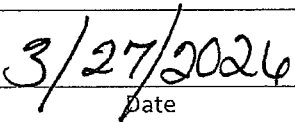
The Asset Management Program (AMP) shall be inclusive of the requirements of the FSP for Wastewater and Drinking Water projects and shall include at a minimum the following: (1) A system map (2) An inventory and assessment of system assets (3) development of an infrastructure inspection, repair, and maintenance plan, including a plan for funding such activities (4) an evaluation and implementation of water and energy conservation efforts (5) An analysis of the customer rates necessary to support the AMP (6) Audit performed at least every two years (7) Cyber Vulnerability Assessment performed at least annually (8) Demonstration of the technical, managerial, legal and financial capability to operate and maintain the system, per the guidelines established by the Authority.

I hereby certify that I am an authorized representative for the above listed Participant and pursuant to IC 5-1.2-10-16 and Section 603(d)(1)(E), the Participant has developed and is implementing an AMP (inclusive of the requirements of an FSP) that meets the requirements established by the Authority. Upon the request of the Environmental Protection Agency (EPA) or the Indiana SRF, the Participant agrees to make the AMP (which includes the FSP requirements) available for inspection and/or review.

Participant's estimated capital asset needs in the next 5 years: \$13,462,854

Estimated annual operation, maintenance and replacement costs for assets financed: 510,100

Pursuant to Indiana Code 5-1.2-10-16, upon request by the IFA, actual operation, maintenance and replacement costs for assets financed shall be provided.

	
Signature of Authorized Representative	Date
Danieta Foster	812-793-2311/office@crothersville.in.gov
Printed Name	Phone Number/Email Address

Effective July 1, 2024



ASSET MANAGEMENT PLAN

Town of Crothersville, Indiana (MUNICIPAL WATER UTILITY)

March 27, 2026

MARCH 27, 2026

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ASSET MANAGEMENT PLAN

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I. Introduction

This asset management plan was prepared pursuant to the Indiana State Revolving Fund Loan ("SRF") requirement that the Town of Crothersville (the "Town") develop a financial plan for future infrastructure needs of the Town's Municipal Water Utility (the "Water Utility") based on capital planning information provided by Gonzalez Companies LLC (the "Consulting Engineer") and Utility Management. The Water Utility's capital plan includes projects totaling approximately \$14.1 million for calendar years 2026 through 2045 (the "Planning Period").

The purpose of the report is to provide the Water Utility with a financial planning model that can be modified as different infrastructure needs arise and priorities change. As such, it should be considered a living document to be updated periodically to match priorities. The financial model can be used to assist Town officials with developing a plan to fund the future infrastructure needs while limiting rate impacts and exploring the most beneficial financing options, as necessary.

To complete this report, we have gathered information from a variety of resources including the Water Utility's internal records. In addition, we used information regarding our knowledge of available funding sources to shape our analysis and recommendations presented in this report. The following is a brief summary of the analysis contained in this report.

II. Capital Improvement Plan

Pages 4 and 5 of the financial section contain the Utility Capital Improvement Plan for the Water Utility for the Planning Period based on information provided by the Consulting Engineer and Utility Management.

Within this capital plan, there is an assumption that the Water Utility will issue Waterworks Revenue Bonds of 2027 (the "Proposed Bonds") with SRF to fund the project detailed on page 6. The Proposed Bonds issuance is anticipated to amount to \$12,909,000, amortized over 35 years with an assumed interest rate of 4.27%. Further details regarding the estimated project costs and funding can be found on page 6 of this report.

In summary, the capital plan outlines roughly \$13.3 million in project costs expected to be funded through the Proposed Bonds and grants and \$800 thousand allocated to projects to be funded with cash on hand, sourced from Water Utility rates and charges. This results in an average annual spending of \$40,000 for rate-funded capital improvements.

III. Significant Assumptions and Financial Position, Receipts and Disbursements

As a part of the financial section, we have prepared a schedule of estimated receipts, disbursements, ending cash balances, and resulting average monthly bills for the Planning Period. This schedule can be seen on pages 10 and 11. For these estimates, 2026 operating receipts are based on calendar year 2025 amounts adjusted for the rate increase per Ordinance No. 2026-2, adopted by the Town Council on March 3, 2026 and effective beginning with April 2026 collections. Estimated operating receipts for years 2027 through 2045 are based on estimated 2026 amounts adjusted for the assumption that the Water Utility incorporates rate increases of 75% in 2027, 22% in 2028, 5% in 2032, 3% in 2036, 2037, and 2038, and 4% in 2043. These rate increases are designed to help the Water Utility's receipts keep pace with inflationary increases in costs, pay for cash funded capital needs, pay for future debt service and ensure that a minimum of 125% debt service coverage is attainable in every year of the Planning Period. Interest income is calculated based on a 1% rate of return on beginning fund balances. In addition, non-operating receipts also include BAN, grant, and bond proceeds which, illustratively, are assumed to be drawn down within two years of bond closing. The estimated project costs and funding for the Proposed Bonds can be seen on page 6.

Operating disbursements for calendar year 2026 were calculated based on historical activity, the current salary ordinance, and input from Utility Management. Years 2027 and beyond assume a 3% annual inflationary increase.

Debt service payments for the Planning Period are based on the bond amortization schedule for the Proposed Bonds. The amortization schedule for the Proposed Bonds can be seen on pages 7 and 8. The amortization schedule for the outstanding Waterworks Bond Anticipation Note of 2026 can be seen on page 9 and is anticipated to be paid off with the proceeds from the Proposed Bonds. The capital improvements included in the estimates come from the Water Utility Capital Improvement Plan on pages 4 and 5.

We have also allocated the estimated fund balances for the Planning Period to the appropriate funds on pages 13 and 14. It is assumed that the Water Utility's Improvement Fund maintains a minimum reserve balance equal to the average annual cash-funded capital improvements of \$40,000 throughout the Planning Period.

IV. Funding Plan

The financial position of the Water Utility makes it unable to fund from cash on hand the entirety of the capital improvement plan as presented on pages 4 and 5. Therefore, the funding plan assumes that the treatment plant project will be financed through the issuance of the Proposed Bonds. It is assumed that the Proposed Bonds will be sold through SRF and will be repaid over a period of 35 years at 4.27%. The interest rate assumed is based on the current SRF subsidized interest rate.

V. Debt Service Coverage

A minimum debt service coverage level of 125% is required at the time of issuance of any future bonds. Debt service coverage is calculated on pages 10 and 11 by adding net operating receipts and interest income and dividing the total by the proposed debt service. The proposed rate increases across the Planning Period were designed in part to ensure that the Water Utility would have a debt service coverage ratio of at least 125% in each year of the Planning Period.

VI. Results

As can be seen on pages 10 and 11, the entirety of the Water Utility Capital Improvement Plan provided by the Consulting Engineer and Utility Management can be fully funded through a combination of rate and bond funding. The proposed and expected rate increases of 51.70% in 2026, 75% in 2027, 22% in 2028, 5% in 2032, 3% in 2036, 2037, and 2038, and 4% in 2043 are necessary to keep up with inflationary increases in expenditures, to pay for rate funded capital improvements, to pay for debt service on the Proposed Bonds, to maintain 125% debt service coverage in each year of the Planning Period and to maintain fund balances in each year of the Planning Period in excess of the minimum recommended balances for the Water Utility. It can be seen on pages 13 and 14 that with the proposed rate increases included in the report, it is estimated that the Water Utility will exceed its minimum recommended level of fund balances in each year of the Planning Period.

VII. Supplemental Information

Customer Count

As of December 31, 2025, the Water Utility had approximately 796 customers.

Annual Budget

The Water Utility does not adopt a formal Utility Budget.

Last Rate Review

The Water Utility last adjusted rates through the adoption of Ordinance No. 2026-2, adopted by the Town Council on March 3, 2026. This rate adjustment was based on the recommendation included in a rate study completed by the Town's Financial Advisor in 2025.

Most Recent Financial Audit

Available from State Board of Accounts (<https://audit.sboa.in.gov/WebReports/78816A.pdf>). The last audit performed by the State Board of Accounts was completed in 2024 for the period from January 1, 2022 to December 31, 2023.

CROTHERSVILLE (INDIANA) MUNICIPAL WATER UTILITY

UTILITY CAPITAL IMPROVEMENT PLAN

(Information provided by Consulting Engineers)

Capital Improvement Categories:	Estimated Project Year											Sub-Totals
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035		
Water Treatment Plant Improvements	\$450,000 (1)	\$1,786,482 (2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$2,236,482	
New Water Tower at Industrial Park Entrance	-	1,339,700 (2)	-	-	-	-	-	-	-	-	1,339,700	
Well Production Rehabilitation	-	978,604 (2)	-	-	-	-	-	-	-	-	978,604	
Distribution System Improvements	-	8,237,414 (2)	-	-	-	-	-	-	-	-	8,237,414	
Mobilization and Demobilization	-	511,688 (2)	-	-	-	-	-	-	-	-	511,688	
Hydrant and Valve Replacements (3)	24,192	24,192	24,192	24,192	24,192	24,192	24,192	24,192	24,192	24,192	241,920	
HVAC (3)	725	725	725	725	725	725	725	725	725	725	7,250	
Chlorine Injection System / Equipment (3)	2,750	2,750	2,750	2,750	2,750	2,750	2,750	2,750	2,750	2,750	27,500	
Laboratory Equipment (3)	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	30,000	
Totals	480,667	12,884,555	30,667	30,667	30,667	30,667	30,667	30,667	30,667	30,667	13,610,558	
Times Inflationary Factor (3)			1,0300	1,0609	1,0927	1,1255	1,1593	1,1941	1,2299	1,2668	35,549	
Less: 2026 BAN Proceeds	(450,000)	-	-	-	-	-	-	-	-	-	(450,000)	
Less: Assumed Grant Funding (4)	-	(1,800,000)	-	-	-	-	-	-	-	-	(1,800,000)	
Less: Assumed Bond Funding	-	(11,053,888)	-	-	-	-	-	-	-	-	(11,053,888)	
Net Cash Funded Capital	\$30,667	\$30,667	\$31,587	\$32,535	\$33,510	\$34,516	\$35,552	\$36,619	\$37,717	\$38,849	\$342,219	

(1) To be funded by 2026 BAN proceeds.

(2) Assumed to be bond and grant funded.

(3) Based on replacements expenses from engineer over 20 years with inflationary increases beginning 2028.

(4) Assumed READI grant funding at \$1,800,000.

(Continued on next page)

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CROTHERSVILLE (INDIANA) MUNICIPAL WATER UTILITY

(Cont'd)

UTILITY CAPITAL IMPROVEMENT PLAN
(Information provided by Consulting Engineers)

Capital Improvement Categories:	Sub-Totals	Estimated Project Year										Totals
		2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	
Wastewater Treatment Plant Upgrade	\$2,236,482	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$2,236,482
New Water Tower at Industrial Park Entrance	1,339,700	-	-	-	-	-	-	-	-	-	-	1,339,700
Well Production Rehabilitation	978,604	-	-	-	-	-	-	-	-	-	-	978,604
Distribution System Improvements	8,237,414	-	-	-	-	-	-	-	-	-	-	8,237,414
Mobilization and Demobilization	511,688	-	-	-	-	-	-	-	-	-	-	511,688
Hydrant and Valve Replacements (3)	241,920	24,192	24,192	24,192	24,192	24,192	24,192	24,192	24,192	24,192	24,192	483,840
HVAC (3)	7,250	725	725	725	725	725	725	725	725	725	725	14,500
Chlorine Injection System / Equipment (3)	27,500	2,750	2,750	2,750	2,750	2,750	2,750	2,750	2,750	2,750	2,750	55,000
Laboratory Equipment (3)	30,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	60,000
Totals	13,610,558	30,667	30,667	30,667	30,667	30,667	30,667	30,667	30,667	30,667	30,667	13,917,228
Times Inflationary Factor (3)	35,549	1,3048	1,3439	1,3842	1,4257	1,4685	1,5126	1,5580	1,6047	1,6528	1,7024	187,584
Less: 2026 BAN Proceeds	(450,000)	-	-	-	-	-	-	-	-	-	-	(450,000)
Less: Assumed Grant Funding (4)	(1,800,000)	-	-	-	-	-	-	-	-	-	-	(1,800,000)
Less: Assumed Bond Funding	(11,053,888)	-	-	-	-	-	-	-	-	-	-	(11,053,888)
Net Cash Funded Capital	\$342,219	\$40,014	\$41,213	\$42,449	\$43,722	\$45,034	\$46,387	\$47,779	\$49,211	\$50,686	\$52,208	\$800,924
Average Annual Cash-Funded Capital Improvements												\$40,000

- (1) To be funded by 2026 BAN proceeds.
(2) Assumed to be bond and grant funded.
(3) Based on replacements expenses from engineer over 20 years with inflationary increases beginning 2028.
(4) Assumed READI grant funding at \$1,800,000.

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CROTHERSVILLE (INDIANA) MUNICIPAL WATER UTILITY
SCHEDULE OF ESTIMATED PROJECT COSTS AND FUNDING
(Per Consulting Engineer)

ESTIMATED PROJECT COSTS

Estimated Construction Costs:

Water Treatment Plant Improvements	\$1,786,482
New Water Tower at Industrial Park Entrance	1,339,700
Well Production Rehabilitation	978,604
Distribution System Improvements	8,237,414
Mobilization and Demobilization	511,688
Total Estimated Construction Costs	12,853,888

Estimated Non-Construction Costs:

Allowance for Engineering	365,000
Costs of Issuance	200,112
Payoff 2026 BAN	1,290,000
Total Estimated Non-Construction Costs	1,855,112

Total Estimated Project Costs	<u><u>\$14,709,000</u></u>
-------------------------------	----------------------------

ESTIMATED PROJECT FUNDING

READI Grant	\$1,800,000
Proposed Bonds	12,909,000
Total Estimated Project Funding	<u><u>\$14,709,000</u></u>

(Preliminary - Subject to Change)
(For Internal Use Only)
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CROTHERSVILLE (INDIANA) MUNICIPAL WATER UTILITY

**SCHEDULE OF AMORTIZATION OF \$12,909,000 PRINCIPAL AMOUNT
OF PROPOSED WATERWORKS REVENUE BONDS OF 2027**

Principal and Interest payable semi-annually January 1st and July 1st.

Assumed interest rate as shown.

Assumes bonds dated March 17, 2027.

Payment Date	Principal Balance (-----In \$1,000's-----)	Principal	Assumed Interest Rate* (%)	Interest (-----In Dollars-----)	Total (-----In Dollars-----)	Bond Year Total
07/01/27	\$12,909			\$159,239.69	\$159,239.69	\$159,239.69
01/01/28	12,909	\$84	4.27	275,607.15	359,607.15	
07/01/28	12,825	85	4.27	273,813.75	358,813.75	718,420.90
01/01/29	12,740	87	4.27	271,999.00	358,999.00	
07/01/29	12,653	89	4.27	270,141.55	359,141.55	718,140.55
01/01/30	12,564	91	4.27	268,241.40	359,241.40	
07/01/30	12,473	93	4.27	266,298.55	359,298.55	718,539.95
01/01/31	12,380	95	4.27	264,313.00	359,313.00	
07/01/31	12,285	97	4.27	262,284.75	359,284.75	718,597.75
01/01/32	12,188	99	4.27	260,213.80	359,213.80	
07/01/32	12,089	101	4.27	258,100.15	359,100.15	718,313.95
01/01/33	11,988	103	4.27	255,943.80	358,943.80	
07/01/33	11,885	105	4.27	253,744.75	358,744.75	717,688.55
01/01/34	11,780	108	4.27	251,503.00	359,503.00	
07/01/34	11,672	110	4.27	249,197.20	359,197.20	718,700.20
01/01/35	11,562	112	4.27	246,848.70	358,848.70	
07/01/35	11,450	115	4.27	244,457.50	359,457.50	718,306.20
01/01/36	11,335	117	4.27	242,002.25	359,002.25	
07/01/36	11,218	120	4.27	239,504.30	359,504.30	718,506.55
01/01/37	11,098	122	4.27	236,942.30	358,942.30	
07/01/37	10,976	125	4.27	234,337.60	359,337.60	718,279.90
01/01/38	10,851	128	4.27	231,668.85	359,668.85	
07/01/38	10,723	130	4.27	228,936.05	358,936.05	718,604.90
01/01/39	10,593	133	4.27	226,160.55	359,160.55	
07/01/39	10,460	136	4.27	223,321.00	359,321.00	718,481.55
01/01/40	10,324	139	4.27	220,417.40	359,417.40	
07/01/40	10,185	142	4.27	217,449.75	359,449.75	718,867.15
01/01/41	10,043	145	4.27	214,418.05	359,418.05	
07/01/41	9,898	148	4.27	211,322.30	359,322.30	718,740.35
01/01/42	9,750	151	4.27	208,162.50	359,162.50	
07/01/42	9,599	154	4.27	204,938.65	358,938.65	718,101.15
01/01/43	9,445	158	4.27	201,650.75	359,650.75	
07/01/43	9,287	161	4.27	198,277.45	359,277.45	718,928.20
01/01/44	9,126	164	4.27	194,840.10	358,840.10	
07/01/44	8,962	168	4.27	191,338.70	359,338.70	718,178.80
01/01/45	8,794	172	4.27	187,751.90	359,751.90	
07/01/45	8,622	175	4.27	184,079.70	359,079.70	718,831.60
01/01/46	8,447	179	4.27	180,343.45	359,343.45	
07/01/46	8,268	183	4.27	176,521.80	359,521.80	718,865.25
01/01/47	8,085	187	4.27	172,614.75	359,614.75	
07/01/47	7,898	191	4.27	168,622.30	359,622.30	719,237.05 **
01/01/48	7,707	195	4.27	164,544.45	359,544.45	
Subtotals		\$5,397		\$9,492,114.64	\$14,889,114.64	\$14,529,570.19

* Assumes an estimated SRF Pool interest rate (4.27%).

** Proposed maximum annual debt service.

(Continued on next page)

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CROTHERSVILLE (INDIANA) MUNICIPAL WATER UTILITY

(Cont'd)

SCHEDULE OF AMORTIZATION OF \$12,909,000 PRINCIPAL AMOUNT
OF PROPOSED WATERWORKS REVENUE BONDS OF 2027

Principal and Interest payable semi-annually January 1st and July 1st.

Assumed interest rate as shown.

Assumes bonds dated March 17, 2027.

Payment Date	Principal Balance (-----In \$1,000's-----)	Principal	Assumed Interest Rate* (%)	Interest (-----In Dollars-----)	Total (-----In Dollars-----)	Bond Year Total
Subtotals carried forward		\$5,397		\$9,492,114.64	\$14,889,114.64	\$14,529,570.19
07/01/48	7,512	199	4.27	160,381.20	359,381.20	718,925.65
01/01/49	7,313	203	4.27	156,132.55	359,132.55	
07/01/49	7,110	207	4.27	151,798.50	358,798.50	717,931.05
01/01/50	6,903	212	4.27	147,379.05	359,379.05	
07/01/50	6,691	216	4.27	142,852.85	358,852.85	718,231.90
01/01/51	6,475	221	4.27	138,241.25	359,241.25	
07/01/51	6,254	226	4.27	133,522.90	359,522.90	718,764.15
01/01/52	6,028	231	4.27	128,697.80	359,697.80	
07/01/52	5,797	235	4.27	123,765.95	358,765.95	718,463.75
01/01/53	5,562	240	4.27	118,748.70	358,748.70	
07/01/53	5,322	246	4.27	113,624.70	359,624.70	718,373.40
01/01/54	5,076	251	4.27	108,372.60	359,372.60	
07/01/54	4,825	256	4.27	103,013.75	359,013.75	718,386.35
01/01/55	4,569	262	4.27	97,548.15	359,548.15	
07/01/55	4,307	267	4.27	91,954.45	358,954.45	718,502.60
01/01/56	4,040	273	4.27	86,254.00	359,254.00	
07/01/56	3,767	279	4.27	80,425.45	359,425.45	718,679.45
01/01/57	3,488	285	4.27	74,468.80	359,468.80	
07/01/57	3,203	291	4.27	68,384.05	359,384.05	718,852.85
01/01/58	2,912	297	4.27	62,171.20	359,171.20	
07/01/58	2,615	303	4.27	55,830.25	358,830.25	718,001.45
01/01/59	2,312	310	4.27	49,361.20	359,361.20	
07/01/59	2,002	316	4.27	42,742.70	358,742.70	718,103.90
01/01/60	1,686	323	4.27	35,996.10	358,996.10	
07/01/60	1,363	330	4.27	29,100.05	359,100.05	718,096.15
01/01/61	1,033	337	4.27	22,054.55	359,054.55	
07/01/61	696	344	4.27	14,859.60	358,859.60	717,914.15
01/01/62	352	352	4.27	7,515.20	359,515.20	359,515.20
		<u>\$12,909</u>		<u>\$12,037,312.19</u>	<u>\$24,946,312.19</u>	<u>\$24,946,312.19</u>

** Assumes an estimated SRF Pool interest rate (4.27%).

** Proposed maximum annual debt service.

(Preliminary - Subject to Change)
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CROTHERSVILLE (INDIANA) MUNICIPAL WATER UTILITY

**SCHEDULE OF AMORTIZATION OF \$1,290,000 PRINCIPAL AMOUNT OF
OUTSTANDING WATERWORKS BOND ANTICIPATION NOTE OF 2026**

Interest payable semi-annually on January 1st and July 1st.

Interest rate as shown.

<u>Payment Date</u>	<u>Principal Balance</u> (-----In \$1,000's-----)	<u>Principal</u>	<u>Interest Rate</u> (%)	<u>Interest</u> (-----In Dollars-----)	<u>Total</u> (-----In Dollars-----)	<u>Bond Year Total</u>
07/01/26	\$1,290			\$18,372.47	\$18,372.47	\$18,372.47
01/01/27	1,290			31,798.50	31,798.50	
07/01/27	1,290			31,798.50	31,798.50	63,597.00
01/01/28	1,290			31,798.50	31,798.50	
07/01/28	1,290			31,798.50	31,798.50	63,597.00
01/01/29	1,290			31,798.50	31,798.50	
07/01/29	1,290			31,798.50	31,798.50	63,597.00
01/01/30	1,290			31,798.50	31,798.50	
07/01/30	1,290			31,798.50	31,798.50	63,597.00
01/01/31	1,290	\$1,290	4.93	31,798.50	1,321,798.50	1,321,798.50
Totals		<u>\$1,290</u>		<u>\$304,558.97</u>	<u>\$1,594,558.97</u>	<u>\$1,594,558.97</u>

(Preliminary - Subject to Change)

(For Internal Use Only)

(No Assurance is Provided on this Financial Analysis)

CROTHERSVILLE (INDIANA) MUNICIPAL WATER UTILITY

**SCHEDULE OF ESTIMATED RECEIPTS, DISBURSEMENTS,
ENDING CASH AND RESULTING AVERAGE MONTHLY BILL**
(Amounts rounded to the nearest \$100)

	Calendar Year Ending									
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Operating Receipts: (1)										
Metered sales (net of sales tax)	\$563,700	\$1,068,400	\$1,304,700	\$1,304,700	\$1,304,700	\$1,304,700	\$1,369,900	\$1,369,900	\$1,369,900	\$1,369,900
Hydrant rentals	60,300	115,400	140,800	140,800	140,800	140,800	147,800	147,800	147,800	147,800
Penalties	5,800	10,300	12,600	12,600	12,600	12,600	13,200	13,200	13,200	13,200
Total Operating Receipts	629,800	1,195,100	1,458,100	1,458,100	1,458,100	1,458,100	1,530,900	1,530,900	1,530,900	1,530,900
Operating Disbursements: (2)										
Salaries and wages	229,400	236,300	243,400	250,700	258,200	265,900	273,900	282,100	290,600	299,300
FICA/Medicare	17,000	17,500	18,000	18,500	19,100	19,700	20,300	20,900	21,500	22,100
PERF	23,800	24,300	25,000	25,800	26,600	27,400	28,200	29,000	29,900	30,800
Health insurance	39,700	40,900	42,100	43,400	44,700	46,000	47,400	48,800	50,300	51,800
Office operations	4,100	4,200	4,300	4,400	4,500	4,600	4,700	4,800	4,900	5,000
Plant operations	14,200	14,600	15,000	15,500	16,000	16,500	17,000	17,500	18,000	18,500
Materials and supplies	18,800	19,400	20,000	20,600	21,200	21,800	22,500	23,200	23,900	24,600
Gas	400	400	400	400	400	400	400	400	400	400
Contractual services	3,800	3,900	4,000	4,100	4,200	4,300	4,400	4,500	4,600	4,700
Repairs and maintenance	5,200	5,400	5,600	5,800	6,000	6,200	6,400	6,600	6,800	7,000
Purchased water	71,600	73,700	75,900	78,200	80,500	82,900	85,400	88,000	90,600	93,300
Purchased power	16,800	17,300	17,800	18,300	18,800	19,400	20,000	20,600	21,200	21,800
Telephone and internet	5,000	5,200	5,400	5,600	5,800	6,000	6,200	6,400	6,600	6,800
Subscription and dues	3,500	3,600	3,700	3,800	3,900	4,000	4,100	4,200	4,300	4,400
Transportation	6,100	6,300	6,500	6,700	6,900	7,100	7,300	7,500	7,700	7,900
Postage	600	600	600	600	600	600	600	600	600	600
Liability insurance	25,400	26,200	27,000	27,800	28,600	29,500	30,400	31,300	32,200	33,200
Miscellaneous	10,000	10,300	10,600	10,900	11,200	11,500	11,800	12,200	12,600	13,000
Total Operating Disbursements	495,200	510,100	525,300	541,100	557,200	573,800	591,000	608,600	626,700	645,200
Net Operating Receipts	134,600	685,000	932,800	917,000	900,900	884,300	939,900	922,300	904,200	885,700
Non-Operating Receipts:										
Interest income (3)	800	1,600	6,100	7,900	9,500	10,900	12,200	14,000	15,600	17,100
Tap fees (4)	11,700	11,700	11,700	11,700	11,700	11,700	11,700	11,700	11,700	11,700
BAN proceeds (page 9)	-	-	-	-	-	-	-	-	-	-
Grant proceeds (page 6)	-	1,800,000	-	-	-	-	-	-	-	-
Bond proceeds (pages 7 - 8)	-	6,482,000	-	-	-	-	-	-	-	-
Miscellaneous receipts (4)	200	200	200	200	200	200	200	200	200	200
Total Non-Operating Receipts	1,302,700	8,295,500	6,445,000	19,800	21,400	22,800	24,100	25,900	27,500	29,000
Non-Operating Disbursements:										
Water tower maintenance contract (4)	23,700	24,400	25,100	25,900	26,700	27,500	28,300	29,100	30,000	30,900
BAN interest (page 9)	18,400	31,800	-	-	-	-	-	-	-	-
Debt service - proposed (pages 7 - 8)	-	159,200	718,400	718,500	718,500	718,600	718,300	717,700	718,700	718,300
Project cost (pages 4 - 5)	450,000	6,426,900	6,427,000	-	-	-	-	-	-	-
Cost of insurance and engineering cost (page 6)	840,000	565,100	-	-	-	-	-	-	-	-
Payoff BAN (page 6)	-	1,290,000	-	-	-	-	-	-	-	-
Capital improvements - cash funded (pages 4 - 5)	30,700	30,700	31,600	32,500	33,500	34,500	35,600	36,600	37,700	38,800
Total Non-Operating Disbursements	1,362,800	8,528,100	7,202,100	776,500	778,700	780,600	782,200	783,400	786,400	788,000
Increase (Decrease) in Cash and Cash Equivalents	74,500	452,400	175,700	160,300	143,600	126,500	181,800	164,800	145,300	126,700
Beginning Cash and Cash Equivalents	83,800	158,300	610,700	788,400	946,700	1,090,300	1,216,800	1,398,600	1,563,400	1,708,700
Ending Cash and Cash Equivalents	\$158,300	\$610,700	\$786,400	\$946,700	\$1,090,300	\$1,216,800	\$1,398,600	\$1,563,400	\$1,708,700	\$1,835,400
Estimated Increase in Rates	\$1.75%	75.93%	22.83%	0.00%	0.00%	0.00%	5.00%	0.00%	0.00%	2.83%
Monthly bill (currently \$36.08 per 4,000 gallons)	\$54.72	\$95.76	\$116.83	\$116.83	\$116.83	\$116.83	\$122.67	\$122.67	\$122.67	\$122.67
Dollar Increase	\$18.64	\$41.04	\$21.07	\$0.00	\$0.00	\$0.00	\$5.84	\$0.00	\$0.00	\$0.00
Debt Service Coverage	736%	359%	131%	129%	127%	125%	135%	130%	128%	126%

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(Preliminary - Subject to Change)
(For Internal Use Only)
(No Assurance is Provided on this Financial Analysis)

CROTHERSVILLE (INDIANA) MUNICIPAL WATER UTILITY

(Cont'd)

**SCHEDULE OF ESTIMATED RECEIPTS, DISBURSEMENTS,
ENDING CASH AND RESULTING AVERAGE MONTHLY BILL**

(Amounts rounded to the nearest \$100)

	Calendar Year Ending									
	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Operating Receipts: (1)										
Metered sales (net of sales tax)	\$1,411,000	\$1,453,300	\$1,496,900	\$1,496,900	\$1,496,900	\$1,496,900	\$1,496,900	\$1,556,800	\$1,556,800	\$1,556,800
Hydrant rentals	152,200	156,800	161,500	161,500	161,500	161,500	161,500	168,000	168,000	168,000
Penalties	13,600	14,000	14,400	14,400	14,400	14,400	14,400	15,000	15,000	15,000
Total Operating Receipts	1,576,800	1,624,100	1,672,800	1,672,800	1,672,800	1,672,800	1,672,800	1,739,800	1,739,800	1,739,800
Operating Disbursements: (2)										
FICA/Medicare	308,300	317,500	327,000	336,800	346,900	357,300	368,000	379,000	390,400	402,100
PERF	22,800	23,500	24,200	24,900	25,600	26,400	27,200	28,000	28,800	29,700
Health Insurance	31,700	32,700	33,700	34,700	35,700	36,800	37,900	39,000	40,200	41,400
Office operations	53,400	55,000	56,700	58,400	60,200	62,000	63,900	65,800	67,800	69,800
Plant operations	5,200	5,400	5,600	5,800	6,000	6,200	6,400	6,600	6,800	7,000
Materials and supplies	19,100	19,700	20,300	20,900	21,500	22,100	22,800	23,500	24,200	24,900
Gas	25,300	26,100	26,900	27,700	28,500	29,400	30,300	31,200	32,100	33,100
Contractual services	400	400	400	400	400	400	400	400	400	400
Repairs and maintenance	4,800	4,900	5,000	5,200	5,400	5,600	5,800	6,000	6,200	6,400
Purchased water	7,200	7,400	7,600	7,800	8,000	8,200	8,400	8,700	9,000	9,300
Purchased power	96,100	99,000	102,000	105,100	108,300	111,500	114,800	118,200	121,700	125,400
Telephone and internet	22,500	23,200	23,900	24,600	25,300	26,100	26,900	27,700	28,500	29,400
Subscription and dues	7,000	7,200	7,400	7,600	7,800	8,000	8,200	8,400	8,700	9,000
Transportation	4,500	4,600	4,700	4,800	4,900	5,000	5,200	5,400	5,600	5,800
Postage	8,100	8,300	8,500	8,700	9,100	9,400	9,700	10,000	10,300	10,600
Liability insurance	34,200	35,200	36,300	37,400	38,500	39,700	40,900	42,100	43,400	44,700
Miscellaneous	13,400	13,800	14,200	14,600	15,000	15,500	16,000	16,500	17,000	17,500
Total Operating Disbursements	684,600	684,500	705,000	726,100	747,700	770,200	793,400	817,100	841,700	867,100
Net Operating Receipts	912,200	939,600	967,800	946,700	925,100	902,600	879,400	922,700	898,100	872,700
Non-Operating Receipts:										
Interest income (3)	18,400	19,900	21,700	23,700	25,600	27,200	28,600	29,800	31,300	32,700
Tap fees (4)	11,700	11,700	11,700	11,700	11,700	11,700	11,700	11,700	11,700	11,700
Miscellaneous receipts (4)	200	200	200	200	200	200	200	200	200	200
Total Non-Operating Receipts	30,300	31,800	33,600	35,600	37,500	39,100	40,500	41,700	43,200	44,600
Non-Operating Disbursements:										
Water tower maintenance contract (4)	31,800	32,800	33,800	34,800	35,800	36,900	38,000	39,100	40,300	41,500
Debt service - proposed (pages 7 - 8)	718,500	718,300	718,600	718,500	718,900	718,700	718,100	718,900	718,200	718,800
Capital improvements - cash funded (pages 4 - 5)	40,000	41,200	42,400	43,700	45,000	46,400	47,800	49,200	50,700	52,200
Total Non-Operating Disbursements	790,300	792,300	794,800	797,000	799,700	802,000	803,900	807,200	809,200	812,500
Increase (Decrease) in Cash and Cash Equivalents	152,200	179,100	208,600	185,300	162,900	139,700	116,000	157,200	132,100	104,800
Beginning Cash and Cash Equivalents	1,835,400	1,987,600	2,166,700	2,373,300	2,558,600	2,721,500	2,861,200	2,977,200	3,134,400	3,266,500
Ending Cash and Cash Equivalents	\$1,987,600	\$2,166,700	\$2,373,300	\$2,558,600	\$2,721,500	\$2,861,200	\$2,977,200	\$3,134,400	\$3,266,500	\$3,371,300
Estimated Increase in Rates	3.44%	3.01%	3.00%	0.95%	0.00%	0.00%	0.00%	4.80%	0.00%	0.00%
Monthly bill (currently \$36.08 per 4,000 gallons)	\$126.35	\$130.14	\$134.04	\$134.04	\$134.04	\$134.04	\$134.04	\$139.40	\$139.40	\$139.40
Dollar Increase	\$3.68	\$3.79	\$3.90	\$0.00	\$0.00	\$0.00	\$0.00	\$5.36	\$0.00	\$0.00
Debt Service Coverage	130%	134%	138%	135%	132%	129%	126%	132%	129%	126%

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CROTHERSVILLE (INDIANA) MUNICIPAL WATER UTILITY

(Cont'd)

EXPLANATION OF REFERENCES

- (1) 2026 operating receipts are based on 2025 amounts adjusted for the 51.70% rate increase per Ordinance No. 2026-2. Future years are adjusted to reflect estimated future rate increases as shown, where applicable.
- (2) The 2026 operating disbursement budget was calculated based on historical activity, the current salary ordinance, and input from Utility Management. Years 2027 and beyond assume a 3% annual inflationary increase.
- (3) Amounts based on 1% of the estimated beginning cash balances for the year.
- (4) Assumed at calendar year 2025 amounts.

(Preliminary - Subject to Change)
(For Internal Use Only)
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CROTHERSVILLE (INDIANA) MUNICIPAL WATER UTILITY

SCHEDULE OF ESTIMATED FUND BALANCES
(Amounts rounded to the nearest \$100)

	12/31/2026	12/31/2027	12/31/2028	12/31/2029	12/31/2030	12/31/2031	12/31/2032	12/31/2033	12/31/2034	12/31/2035
Operation and Maintenance Fund (1)										
Sinking Fund:										
Bond and Interest Account (2)	\$85,000	\$87,600	\$90,200	\$92,900	\$95,700	\$98,500	\$101,500	\$104,500	\$107,600	\$110,800
Debt Service Reserve Account (3)	31,799	359,600	359,000	359,200	359,300	359,200	358,900	359,500	358,800	359,000
Improvement Fund (4)	-	119,900	263,700	407,600	551,400	695,300	719,200	719,200	719,200	719,200
Construction Fund (5)	41,501	43,600	73,500	87,000	83,900	63,800	219,000	380,200	523,100	646,400
Totals	\$158,300	\$610,700	\$786,400	\$946,700	\$1,090,300	\$1,216,800	\$1,398,600	\$1,563,400	\$1,708,700	\$1,835,400

(1) **Operation and Maintenance Fund** - The balance maintained in this Fund should be sufficient to pay the expenses of operation, repair and maintenance of the utility for the next succeeding two (2) calendar months.

	12/31/2026	12/31/2027	12/31/2028	12/31/2029	12/31/2030	12/31/2031	12/31/2032	12/31/2033	12/31/2034	12/31/2035
Operation and maintenance expense										
Times: Factor for 2 months (2 months/12 months)	\$510,100 16.67%	\$525,300 16.67%	\$541,100 16.67%	\$557,200 16.67%	\$573,800 16.67%	\$591,000 16.67%	\$608,600 16.67%	\$626,700 16.67%	\$645,200 16.67%	\$664,600 16.67%
Reserve Required	\$85,000	\$87,600	\$90,200	\$92,900	\$95,700	\$98,500	\$101,500	\$104,500	\$107,600	\$110,800

Sinking Fund:

(2) **Bond and Interest Account** - The balance of this Account should be equal to the accrued monthly transfers of one-sixth (1/6) of the principal and interest on the proposed bonds payable on the then next succeeding principal and interest payment date.

	12/31/2026	12/31/2027	12/31/2028	12/31/2029	12/31/2030	12/31/2031	12/31/2032	12/31/2033	12/31/2034	12/31/2035
Reserve Required (6/6th of 1/1 payment)	\$31,799	\$359,600	\$359,000	\$359,200	\$359,300	\$359,200	\$358,900	\$359,500	\$358,800	\$359,000

(3) **Debt Service Reserve Account** - The balance of this Account should be equal to the maximum annual debt service on the proposed bonds payable. Assumes the debt service reserve for the proposed bonds to be issued on March 17, 2027 will be funded over a 5 year period.

	12/31/2026	12/31/2027	12/31/2028	12/31/2029	12/31/2030	12/31/2031	12/31/2032	12/31/2033	12/31/2034	12/31/2035
Reserve Required	\$ -	\$119,900	\$263,700	\$407,600	\$551,400	\$695,300	\$719,200	\$719,200	\$719,200	\$719,200

(4) **Improvement Fund** - After meeting the requirements of the Operation and Maintenance Fund and the Sinking Fund, all other remaining revenues are assumed to be transferred to the Improvement Fund to be used for future capital improvements.

(5) **Construction Fund** - This Fund is restricted to project costs relating to the proposed bonds.

(Continued on next page)

(Preliminary - Subject to Change)
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CROTHERSVILLE (INDIANA) MUNICIPAL WATER UTILITY

(Cont'd)

SCHEDULE OF ESTIMATED FUND BALANCES
(Amounts rounded to the nearest \$100)

	12/31/2036	12/31/2037	12/31/2038	12/31/2039	12/31/2040	12/31/2041	12/31/2042	12/31/2043	12/31/2044	12/31/2045
					As of					
Operation and Maintenance Fund (1)	\$114,100	\$117,500	\$121,000	\$124,600	\$128,400	\$132,300	\$136,200	\$140,300	\$144,500	\$148,900
Sinking Fund:										
Bond and Interest Account (2)	358,900	359,700	359,200	359,400	359,400	359,200	359,700	358,800	359,800	359,300
Debt Service Reserve Account (3)	719,200	719,200	719,200	719,200	719,200	719,200	719,200	719,200	719,200	719,200
Improvement Fund (4)	795,400	970,300	1,173,900	1,355,400	1,514,500	1,650,500	1,762,100	1,916,100	2,043,000	2,143,900
Construction Fund (5)	-	-	-	-	-	-	-	-	-	-
Totals	\$1,987,600	\$2,166,700	\$2,373,300	\$2,558,600	\$2,721,500	\$2,861,200	\$2,977,200	\$3,134,400	\$3,266,500	\$3,371,300

(1) **Operation and Maintenance Fund** - The balance maintained in this Fund should be sufficient to pay the expenses of operation, repair and maintenance of the utility for the next succeeding two (2) calendar months.

	12/31/2036	12/31/2037	12/31/2038	12/31/2039	12/31/2040	12/31/2041	12/31/2042	12/31/2043	12/31/2044	12/31/2045
					As of					
Operation and maintenance expense	\$684,500	\$705,000	\$726,100	\$747,700	\$770,200	\$793,400	\$817,100	\$841,700	\$867,100	\$893,113
Times: Factor for 2 months (2 months/12 months)	16.67%	16.67%	16.67%	16.67%	16.67%	16.67%	16.67%	16.67%	16.67%	16.67%
Reserve Required	\$114,100	\$117,500	\$121,000	\$124,600	\$128,400	\$132,300	\$136,200	\$140,300	\$144,500	\$148,900

Sinking Fund:

(2) **Bond and Interest Account** - The balance of this Account should be equal to the accrued monthly transfers of one-sixth (1/6) of the principal and interest on the proposed bonds payable on the then next succeeding principal and interest payment date.

	12/31/2036	12/31/2037	12/31/2038	12/31/2039	12/31/2040	12/31/2041	12/31/2042	12/31/2043	12/31/2044	12/31/2045
					As of					
Reserve Required (6/6th of 1/1 payment)	\$358,900	\$359,700	\$359,200	\$359,400	\$359,400	\$359,200	\$359,700	\$358,800	\$359,800	\$359,300

(3) **Debt Service Reserve Account** - The balance of this Account should be equal to the maximum annual debt service on the proposed bonds payable. Assumes the debt service reserve for the proposed bonds to be issued on March 17, 2027 will be funded over a 5 year period.

	12/31/2036	12/31/2037	12/31/2038	12/31/2039	12/31/2040	12/31/2041	12/31/2042	12/31/2043	12/31/2044	12/31/2045
					As of					
Reserve Required	\$719,200	\$719,200	\$719,200	\$719,200	\$719,200	\$719,200	\$719,200	\$719,200	\$719,200	\$719,200

(4) **Improvement Fund** - After meeting the requirements of the Operation and Maintenance Fund and the Sinking Fund, all other remaining revenues are assumed to be transferred to the Improvement Fund to be used for future capital improvements.

(5) **Construction Fund** - This Fund is restricted to project costs relating to the proposed bonds.

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CROTHERSVILLE (INDIANA) MUNICIPAL WATER UTILITY

SCHEDULE OF PRESENT RATES AND CHARGES

Monthly Metered Flow Rate (rate per 1,000 gallons):

First	10,000	gallons	\$13.68
Next	10,000	gallons	12.36
Next	30,000	gallons	11.13
Next	50,000	gallons	9.78
Over	100,000	gallons	8.56

Monthly Minimum Charge

	<u>Gallons Allowed</u>	
5/8 inch meter	2,496	\$34.15
3/4 inch meter	2,496	34.15
1 inch meter	5,011	68.55
1 1/4 inch meter	9,325	127.57
1 1/2 inch meter	24,834	314.20
2 inch meter	32,201	396.20
3 inch meter	39,569	478.20
4 inch meter	54,462	637.94
6 inch meter	70,742	797.16

Monthly Surcharge for Customers Outside Corporation \$14.96

Fire Protection (per year)

Municipal hydrant, each	\$610.41
Private hydrant, each	610.41
Private fire protection	
1 inch connection	\$16.10
1 1/4 inch connection	25.12
1 1/2 inch connection	36.07
2 inch connection	64.23
3 inch connection	144.52
4 inch connection	256.96
6 inch connection	578.20
8 inch connection	1,027.89
10 inch connection	1,606.00
12 inch connection	2,312.74

Monthly Fire Loop Charge \$211.39

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CROTHERSVILLE (INDIANA) MUNICIPAL WATER UTILITY

(Cont'd)

SCHEDULE OF PRESENT RATES AND CHARGES

Fire Loop Charge

Per Month

Monthly Fire Loop Charge	\$211.39
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Tap Fee

Size of Meter

5/8 and 3/4 inch meter	Actual cost of the Tap, but not less than \$300.00
All other meter sizes	Actual cost of the Tap, but not less than \$300.00

Deposit

Per Connection

Owner	\$75.00
Renter	75.00

Disconnection/Reconnection

Customer Request - Disconnection	\$25.00
Customer Request - Disconnection*	25.00
Non-Payment Disconnect-Reconnect*	50.00

Late Payment Penalty

Meter Tampering

First Time and Second Time
Third Time

Bad Check Charge

\$35.00

* Plus minimum bill per month for number of months meter has been out of service

NOTE: Current rates and charges are per Ordinance No. 2026-2, adopted by the Town Council on March 3, 2026 and effective beginning with April 2026 collections.

(Preliminary - Subject to Change)
(For Internal Use Only)
(No Assurance is Provided on this Financial Analysis)

ORDINANCE NO. 2026-4

ORDINANCE OF THE TOWN OF CROTHERSVILLE, INDIANA, AUTHORIZING THE ACQUISITION, CONSTRUCTION, AND INSTALLATION BY THE TOWN OF CERTAIN IMPROVEMENTS AND EXTENSIONS TO THE TOWN'S WATERWORKS, THE ISSUANCE AND SALE OF REVENUE BONDS TO PROVIDE FUNDS FOR THE PAYMENT OF THE COSTS THEREOF, INCLUDING THE ISSUANCE OF NOTES IN ANTICIPATION OF SUCH BONDS, AND THE COLLECTION, SEGREGATION, AND DISTRIBUTION OF THE REVENUES OF SUCH WATERWORKS AND OTHER RELATED MATTERS

WHEREAS, the Town of Crothersville, Indiana (the "Town"), has heretofore established and constructed and currently owns and operates a waterworks by and through its Town Council (the "Town Council") furnishing the public water supply to the Town and its inhabitants (the "Waterworks"), pursuant to the provisions of Indiana Code 8-1.5, as amended (the "Act"); and

WHEREAS, the Town Council hereby finds that certain improvements and extensions to the Waterworks are necessary, and the consulting engineers employed by the Town (the "Consulting Engineers"), have prepared and filed plans, specifications, and detailed descriptions and estimates of the costs of the necessary improvements and extensions to the Waterworks, which plans, specifications, descriptions, and estimates, to the extent required by law, have been duly submitted to and approved or will be approved by all governmental authorities having jurisdiction thereover (the improvements and extensions to the Waterworks as described in such engineers' plans and specifications and below as set forth in Exhibit A (and as more fully set forth in the Financial Assistance Agreement (as hereinafter defined), and any amendment thereto, attached hereto and made a part hereof) are referred to herein as the "Project"); and

WHEREAS, this Town Council further finds that the estimates prepared and delivered by the Consulting Engineers with respect to the costs of acquisition and construction of such improvements and extensions to the Waterworks, and including all authorized expenses relating thereto, including the costs of issuance of bonds and, if necessary, bond anticipation notes, on account of the financing of all or a portion thereof, will be in the aggregate amount not to exceed Nineteen Million One Hundred Nine Thousand Dollars (\$19,109,000); and

WHEREAS, this Town Council hereby finds that to provide funds necessary to pay for the costs of the Project for which other funding is not available, it will be necessary for the Town to issue waterworks revenue bonds and, if necessary, bond anticipation notes in an amount not to exceed Sixteen Million Seven Hundred Sixty-Nine Thousand Dollars (\$16,769,000); and

WHEREAS, the Town desires to authorize the issuance of waterworks revenue bonds or, if necessary, bond anticipation notes, hereunder payable from the Net Revenues (as hereinafter defined) of the Waterworks, to finance the balance of the aforementioned costs of the Project: and

WHEREAS, the Bonds to be issued pursuant to this ordinance will constitute a first charge against the Net Revenues of the waterworks, and are to be issued subject to the provisions of the laws of the Act, and the terms and restrictions of this ordinance; and

WHEREAS, this Town Council consequently seeks to authorize the issuance of the Bonds and the BANs, if necessary, to finance the acquisition and construction of the Project pursuant to the Act and the sale of the Bonds or BANs either by private negotiation or pursuant to the provisions of Indiana Code 5-1-11, or to the Authority (as defined below) as set forth below, pursuant to the provisions of the Act, subject to and dependent upon the terms and conditions hereinafter set forth; and

WHEREAS, the Town has heretofore withdrawn from the jurisdiction of the Indiana Utility Regulatory Commission for purposes of setting rates and charges and issuing debt with respect to the Waterworks, and accordingly, the Town will not need approval of the Indiana Utility Regulatory Commission prior to the issuance of the Bonds and BANs herein authorized; and

WHEREAS, the Town may enter into a Financial Assistance Agreement, Financial Aid Agreement, Grant Agreement, and/or Funding Agreement (substantially in the form of Exhibit B attached hereto and made a part hereof) with the Indiana Finance Authority (the "Authority") (together with any subsequent amendments thereto, the "Financial Assistance Agreement") as part of its drinking water loan program, supplemental drinking water and wastewater assistance program, water infrastructure grant program and/or water infrastructure assistance program (collectively, the "IFA Program"), established and existing pursuant to Indiana Code 5-1.2-1 through 5-1.2-4, Indiana Code 5-1.2-10, Indiana Code 5-1.2-11, Indiana Code 5-1.2-14, and/or Indiana Code 5-1.2-14.5, pertaining to the Project and the financing of the Project if any Bonds or BANs are sold to the Authority as part of its IFA Program; and

WHEREAS, the Town Council understands that for the Project to be permitted to be financed under the IFA Program, the Town must (a) agree to own, operate, and maintain the Waterworks and the Project for the duration of their useful life, and (b) represent and warrant to the Authority that the Town has no intent to sell, transfer, or lease the Waterworks or the Project for the duration of their useful life; and

WHEREAS, the Town may accept other forms of financial assistance, as and if available, from the IFA Program;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CROTHERSVILLE, INDIANA, AS FOLLOWS:

Section 1. Acquisition and Construction of the Project. The Town, acting by and through the Town Council and as the owner and operator of the Waterworks for the furnishing of the public water supply to the Town and its inhabitants, hereby determines to acquire any and all necessary property and to proceed with the construction of improvements and extensions to the Waterworks, pursuant to the Act and in accordance with the plans, specifications and cost estimates heretofore prepared and filed with the Town Council by the Consulting Engineers, which plans, specifications and cost estimates are hereby adopted and approved and, by reference, incorporated fully into this Ordinance, and two copies of which are now on file in the office of the Clerk-Treasurer of the Town (the "Clerk-Treasurer") and are open for public inspection. The actions of the Town Council in connection with the acquisition of any and all necessary property and the construction and financing of such improvements and extensions to the Waterworks are hereby authorized, approved, ratified and confirmed.

Where used in this Ordinance, the term "Town" shall be construed also to include any department, board, commission, or officer or officers of the Town or of any Town department, board, or commission. The terms "Waterworks," "waterworks," "works," and similar terms used in this Ordinance shall be construed to mean the Drinking Water System, as defined in the Financial Assistance Agreement, and shall include any existing structures and property of the Waterworks and all enlargements, improvements, extensions, and additions thereto, and replacements thereof, now or subsequently constructed or acquired, whether from the proceeds of the Bonds or BANs authorized herein or otherwise. Such improvements and extensions shall be constructed and the Bonds or BANs herein authorized shall be issued pursuant to the provisions of this Ordinance and the Act.

In the event the Bonds herein authorized or the BANs are purchased by the Authority as part of the IFA Program, on behalf of the Town, the Town Council hereby (i) agrees to own, operate and maintain the Waterworks and the Project for the duration of their useful life, and (ii) represents and warrants to the Authority that the Town has no intent to sell, transfer, or lease the Waterworks or the Project for the duration of their useful life.

Section 2. Description of the Project. The Project is more particularly described in Exhibit A attached hereto and made a part hereof. The Town shall proceed with the acquisition, construction and installation of the Project and shall enter into all contracts necessary or appropriate for such purpose, in conformity with and subject to the requirements and conditions set forth in this Ordinance and in the Act.

Section 3. The Bonds. In accordance with the Act and for the purpose of providing funds with which to pay the costs of the Project, together with authorized expenses relating thereto including the costs of issuance of the Bonds, as hereinafter defined, on account thereof, the Town shall issue and sell its waterworks revenue bonds in the aggregate principal amount not to exceed Sixteen Million Seven Hundred Sixty-Nine Thousand Dollars (\$16,769,000). The principal of, redemption premium, if any, and interest on the Bonds shall be payable solely out of the Sinking Fund referred to and defined below.

The Bonds shall be issued in one or more series and shall be designated as the "Town of Crothersville, Indiana, Waterworks Revenue Bonds, Series 2026__" (with such blank to denote the particular series of Bonds) and shall be issued in an aggregate principal amount not to exceed Sixteen Million Seven Hundred Sixty-Nine Thousand Dollars (\$16,769,000). The Bonds shall be issued as fully registered bonds in the denomination of One Dollar (\$1) each or integral multiples thereof consistent with the requirements of the Authority if sold to the Authority as part of the IFA Program and in the denomination of One Thousand Dollars (\$1,000) each (or such higher minimum denomination as the Clerk-Treasurer shall determine prior to the sale of the Bonds) if sold to another purchaser, and any integral multiple thereof not exceeding the aggregate principal amount of the Bonds maturing in any one year, shall be numbered consecutively from 26R-1 upward and shall bear interest at a rate not to exceed six percent (6.00%) per annum (the exact rate or rates to be determined by negotiation with the IFA Program or by bidding or private negotiation with any other purchaser, as the case may be). Interest on the Bonds shall be calculated on the basis of twelve (12) thirty-day (30-day) months for a three hundred sixty (360) day year (or on the basis of a three hundred sixty-five-day (365-day) year, if required by the purchaser of the Bonds) and shall be payable semiannually on January 1 and July 1 in each year (each an "Interest Payment

Date”), commencing no earlier than July 1, 2026 (with the first Interest Payment Date to be certified by the Clerk-Treasurer in the Clerk-Treasurer’s Certificate (as hereinafter defined)), until principal is fully paid. The principal of the Bonds shall mature annually on January 1 of each year beginning no earlier than July 1, 2026, and ending no later than the date that is thirty-five (35) year from the date of issuance of the Bonds. Any Bonds sold to the Authority as part of its IFA Program shall mature semiannually on January 1 and July 1 as provided in the previous sentence or be subject to mandatory sinking fund redemption on January 1 or July 1, as applicable, over a period ending no later than thirty-five (35) years from the date of issuance of the Bonds, and in such amounts as will allow the Town to meet the coverage and/or amortization requirements of the IFA Program, with such debt service schedules to be finalized and set forth in the Financial Assistance Agreement.

The Bonds shall bear an original issue date which shall be the date of issuance of the Bonds, and each Bond shall also bear the date of its authentication. Any Bond authenticated on or before the fifteenth day of the calendar month immediately preceding the first Interest Payment Date shall pay interest from its original issue date; provided, however, that interest on any Bonds sold to the Authority as part of its IFA Program shall be payable from the date or dates of payment made by the Authority as part of its purchase of the Bonds pursuant to the Financial Assistance Agreement. Any Bond authenticated thereafter shall pay interest from the Interest Payment Date next preceding the date of authentication of such Bond to which interest thereon has been paid or duly provided for, unless such Bond is authenticated after the day which is the fifteenth day of the calendar month immediately preceding an Interest Payment Date and on or before such Interest Payment Date, in which case interest thereon shall be paid from such Interest Payment Date.

The Clerk-Treasurer is hereby authorized to contract with a qualified financial institution to serve as registrar and paying agent for the Bonds (the “Registrar” and the “Paying Agent” and, in both such capacities, the “Registrar and Paying Agent”). The Registrar and Paying Agent shall be charged with and shall by appropriate agreement undertake the performance of all of the duties and responsibilities customarily associated with each such position, including without limitation the authentication of the Bonds. The Clerk-Treasurer is authorized and directed to enter into such agreements and understandings with the Registrar and Paying Agent and any subsequent Registrar and Paying Agent as will enable and facilitate the performance of its duties and responsibilities and is authorized and directed to pay such fees as the Registrar and Paying Agent may reasonably charge for its services in such capacity, and such fees may be paid from the Sinking Fund continued by this Ordinance.

If the Bonds are registered in the name of any purchaser that does not object to such designation, the Clerk-Treasurer may be designated as the Registrar and Paying Agent and charged with the performance of all of the duties and responsibilities of Registrar and Paying Agent.

The Registrar and Paying Agent, if not the Clerk-Treasurer, may at any time resign as Registrar and Paying Agent upon giving thirty (30) days’ notice in writing to the Town and by first-class mail to each registered owner of the Bonds then outstanding, and such resignation will take effect at the end of such thirty (30) days or upon the earlier appointment of a successor Registrar and Paying Agent by the Town. Any such notice to the Town may be served personally or sent by certified mail. The Registrar and Paying Agent may also be removed at any time as Registrar and Paying Agent by the Town, in which event the Town may appoint a successor

Registrar and Paying Agent. The Town shall notify each registered owner of Bonds then outstanding by first-class mail of the removal of the Registrar and Paying Agent. Notices to registered owners of the Bonds shall be deemed to be given when mailed by first-class mail to the addresses of such registered owners as they appear on the registration books kept by the Registrar. Any predecessor Registrar and Paying Agent shall deliver all of the Bonds and cash in its possession with respect thereto, together with the registration books, to the successor Registrar and Paying Agent. The Clerk-Treasurer is hereby authorized to act on behalf of the Town with regard to any of the aforementioned actions of the Town relating to the resignation or removal of the Registrar and Paying Agent and appointment of a successor Registrar and Paying Agent.

If the Bonds are sold to the Authority as part of its IFA Program, the principal of and interest thereon shall be paid by wire transfer to such financial institution if and as directed by the Authority on the due date of such payment or, if such due date is a day when financial institutions are not open for business, on the business day immediately after such due date. So long as the Authority as part of its IFA Program is the owner of the Bonds, such Bonds shall be presented for payment as directed by the Authority.

If the Bonds are not sold to the Authority as part of its IFA Program or if wire transfer payment is not required, principal of and any redemption premium on the Bonds shall be payable at the principal office of the Paying Agent. Interest on the Bonds shall be paid by check or draft mailed or delivered by the Paying Agent to the registered owner thereof at the address as it appears on the registration books kept by the Registrar as of the fifteenth (15th) day of the month immediately preceding the Interest Payment Date or at such other address as may be provided to the Paying Agent in writing by such registered owner. All payments on the Bonds shall be made in any coin or currency of the United States of America which, on the dates of such payments, shall be legal tender for the payment of public or private debt.

Each Bond shall be transferable or exchangeable only on the books of the Town maintained for such purpose at the principal corporate trust office of the Registrar, by the registered owner thereof in person, or by his or her attorney duly authorized in writing, upon surrender of such Bond together with a written instrument of transfer or exchange satisfactory to the Registrar duly executed by the registered owner or his or her attorney duly authorized in writing, and thereupon a new fully registered Bond or Bonds in the same aggregate principal amount and of the same maturity shall be executed and delivered in the name of the transferee or transferees or the registered owner, as the case may be, in exchange therefor. Each Bond may be transferred or exchanged without cost to the registered owner, except for any tax or other governmental charge which may be required to be paid with respect to such transfer or exchange. The Registrar shall not be obligated to make any transfer or exchange of any Bond (i) during the fifteen (15) days immediately preceding an Interest Payment Date, or (ii) after the mailing of notice calling such Bond for redemption. The Town and the Registrar and Paying Agent may treat and consider the person in whose name any Bond is registered as the absolute owner thereof for all purposes including the purpose of receiving payment of, or on account of, the principal thereof, and redemption premium, if any, and interest thereon.

In the event any Bond is mutilated, lost, stolen, or destroyed, the Town may cause to be executed and the Registrar may authenticate a new Bond of like date, maturity and denomination as the mutilated, lost, stolen, or destroyed Bond, which new Bond shall be marked in a manner to

distinguish it from the Bond for which it was issued; provided, that in the case of any mutilated Bond, such mutilated Bond shall first be surrendered to the Registrar, and in the case of any lost, stolen, or destroyed Bond there shall be first furnished to the Registrar evidence of such loss, theft, or destruction satisfactory to the Town and the Registrar, together with indemnity satisfactory to them. In the event that any such mutilated, lost, stolen, or destroyed Bond shall have matured or been called for redemption, instead of causing to be issued a duplicate Bond, the Registrar and Paying Agent may pay the same upon surrender of the mutilated Bond or upon satisfactory indemnity and proof of loss, theft, or destruction in the case of a lost, stolen or destroyed Bond. The Town and the Registrar and Paying Agent may charge the owner of any such Bond with their reasonable fees and expenses in connection with the above. Every substitute Bond issued by reason of any Bond being lost, stolen, or destroyed shall, with respect to such Bond, constitute a substitute contractual obligation of the Town pursuant to this Ordinance, whether or not the lost, stolen, or destroyed Bond shall be found at any time, and shall be entitled to all the benefits of this Ordinance, equally and proportionately with any and all other Bonds duly issued hereunder.

In the event that any Bond is not presented for payment or redemption on the date established therefor, the Town may deposit in trust with the Paying Agent an amount sufficient to pay such Bond or the redemption price thereof, as appropriate. Thereafter, the owner of such Bond shall look only to the funds so deposited in trust with the Paying Agent for payment, and the Town shall have no further obligation or liability with respect thereto.

Notwithstanding anything contained herein, the Town may accept any other forms of financial assistance, as and if available, from the IFA Program (including without limitation any forgivable loans, grants or other assistance, whether available as an alternative to any Bond related provision otherwise provided for herein or as a supplement or addition thereto). If required by the IFA Program to be eligible for such financial assistance, one or more of the series of the Bonds issued hereunder may be issued on a basis such that the payment of the principal of or interest (or both) on such series of Bonds is junior and subordinate to the payment of the principal of and interest on other series of Bonds issued hereunder (and/or any other revenue bonds secured by a pledge of Net Revenues, whether now outstanding or hereafter issued), all as provided by the terms of such series of Bonds as modified pursuant to this authorization. Such financial assistance, if any, shall be as provided in the Financial Assistance Agreement and the Bonds of each series of Bonds issued hereunder (including any modification made pursuant to the authorization in this paragraph to the form of Bond otherwise contained herein).

Section 4. The BANs.

The Town has the authority to elect to issue its BAN or BANs if necessary, in lieu of initially issuing all or a portion of the Bonds to provide interim construction financing for the Project until permanent financing becomes available or to qualify for financial assistance provided from the IFA Program. The BANs shall be issued pursuant to the provisions of Indiana Code § 5-1-14-5 or as otherwise permitted by law and approved by the President of the Town Council of the Town (the "Town Council President") and Clerk-Treasurer. If so determined by the Town Council President and Clerk-Treasurer, the Town shall issue its BANs for the purpose of procuring interim financing to apply to the cost of the Project.

The BAN or BANs shall be issued, in one or more series, in an aggregate amount not exceeding One Million Five Hundred Forty-Seven Thousand Dollars (\$1,547,000) and shall be designated "Town of Crothersville, Indiana, Waterworks Bond Anticipation Note of ____" (with the year and any series or other references added, revised, or removed as appropriate). The BANs shall have a maturity not exceeding five (5) years, shall be dated the date of delivery and shall be in denominations of One Dollar (\$1) or integral multiples thereof (or such higher minimum denomination as the Clerk-Treasurer shall determine prior to the sale of the BANs). The term of the BANs and all renewal BANs may not exceed five years from the date of delivery of the initial BANs. The BANs shall bear interest at a rate or rates not exceeding six percent (6.00%) per annum, and may be sold at a discount not to exceed one percent (1.00%). The BANs are subject to renewal or extension at an interest rate or rates not to exceed six percent (6.00%) per annum (the exact rate or rates to be negotiated with the purchaser of the BANs). The principal of and interest on the BANs shall be payable solely from the issuance of the Bonds and in the manner prescribed by the Act (or, with respect solely to interest, from a pledge of the Net Revenues). The Town may also use other revenues or funds of the Town legally available therefor, if any, including amounts available to the Town out of federal or state funds available for application to the Project, for payment of the principal of the BANs; provided, however, that no funds other than proceeds from the issuance and sale of the Bonds, if and when issued, are pledged to the payment of principal of the BANs. Interest on the BANs shall be calculated according to a 360-day calendar year containing twelve 30-day months. The BANs may be subject to early redemption on or after any date selected by the Town Council President or Clerk-Treasurer prior to their issuance, upon seven (7) days' notice to the owner of such BAN, without a premium. BANs shall be in a customary form as approved by the Town Council President and Clerk-Treasurer.

Notwithstanding anything in this Ordinance to the contrary, any series of BANs issued hereunder may bear interest that is taxable and included in the gross income of the owners thereof. If any such BANs are issued on a taxable basis, the designated name shall include the term "Taxable" as the first word in the designated name.

It shall not be necessary for the Town to repeat the procedures for the issuance of its Bonds; the procedures followed before the issuance of the BAN or BANs are for all purposes sufficient to authorize the issuance of the Bonds and the use of the proceeds to repay the BAN or BANs. The Town shall issue the Bonds described and authorized in this Ordinance to discharge its obligations under the BAN and BANs at or before the maturity date of the BAN or BANs.

Section 5. Optional Redemption of the Bonds; Term Bonds. The Bonds may be subject to redemption at the option of the Town, but no sooner than eight (8) years after their date of delivery, or any date thereafter, in whole or in part (and if in part, in authorized denominations and in order of maturity determined by the Town and by lot within any such maturity or maturities in such manner as may be designated by the Registrar), at times to be determined by the Clerk-Treasurer with the advice of the Municipal Advisor; provided, that Bonds sold to the Authority as part of its IFA Program shall be redeemable not sooner than ten (10) years after their date of delivery and in inverse order of maturity; provided, further, that if the Bonds are sold to the IFA Program and registered in the name of the Authority, the Bonds shall not be redeemable at the option of the Town unless and until consented to by the Authority. Written notice of redemption shall be provided at least thirty (30) days in advance to the registered owner or owners of the Bonds to be redeemed, at a redemption price equal to one hundred percent (100%) of the principal amount of

the Bonds to be redeemed, plus accrued and unpaid interest on the Bonds so redeemed to the redemption date, and at a premium, if any, to be determined by the Clerk-Treasurer with the advice of the Municipal Advisor, not in excess of two percent (2%) of the par amount of the Bonds to be redeemed; provided, however, that such notice shall be provided at least sixty (60) days in advance if the Bonds are sold to the Authority as part of its IFA Program, to the registered owner as shown on the registration record of the Town as of the date which is sixty-five (65) days prior to the redemption date for such Bonds.

Official notice of such redemption shall be mailed by the Registrar and Paying Agent by certified or registered mail at least thirty (30) days (or sixty (60) days if the Bonds are sold to the Authority as part of its IFA Program) prior to the scheduled redemption date to each of the registered owners of the Bonds called for redemption (unless waived by any such registered owner) at the address shown on the registration books of the Registrar and Paying Agent, or at such other address as is furnished in writing by such registered owner to the Registrar; provided, however, that failure to give such notice by mailing, or any defect therein, with respect to any Bond shall not affect the validity of the proceedings for the redemption of any other Bonds. The notice shall specify the redemption price, the date and place of redemption, and the registration numbers (and, in case of partial redemption, the respective principal amounts) of the Bonds called for redemption. The place of redemption may be at the principal corporate trust office of the Registrar and Paying Agent or as otherwise determined by the Town. Interest on the Bonds (or portions thereof) so called for redemption shall cease to accrue on the redemption date fixed in such notice, if sufficient funds are available at the place of redemption to pay the redemption price on the redemption date and when such Bonds (or portions thereof) are presented for payment. Any Bond redeemed in part may be exchanged for a Bond or Bonds of the same maturity in authorized denominations equal to the remaining principal amount thereof.

Upon the payment of the redemption price of the Bonds (or portions thereof) being redeemed and if so directed by the Town, each check or other transfer of funds issued for such purpose shall bear the CUSIP number, if any, identifying, by issue and maturity, the Bonds (or portions thereof) being redeemed with the proceeds of such check or other transfer.

As determined by the successful bidder (or purchaser determined by private negotiation) for the Bonds, all or a portion of the Bonds may be aggregated into one or more term bonds payable from mandatory sinking fund redemption payments (the "Term Bonds") required to be made as set forth below. The Term Bonds shall have a stated maturity or maturities on January 1 in the years determined by the winning bidder as set forth in the certificate of the Town concerning the award of the Bonds (the "Award Certificate").

In the event that the winning bidder opts to aggregate certain Bonds into Term Bonds, such Term Bonds shall be subject to mandatory sinking fund redemption prior to maturity at a redemption price equal to 100% of the principal amount thereof, plus accrued interest to the redemption date, but without premium, on the first day of January of each year and in the principal amount all as set forth in the Award Certificate.

The Registrar shall credit against any mandatory sinking fund redemption requirement for a Term Bond of a particular maturity any Bonds of such maturity purchased for cancellation by the Town and canceled by the Registrar and not theretofore applied as a credit against any

mandatory sinking fund redemption requirement. Each Bond so purchased shall be credited by the Registrar at 100% of the principal amount thereof against the mandatory sinking fund redemption requirements for the applicable Term Bond in inverse order of mandatory sinking fund redemption (or final maturity) dates, and the principal amount of such Term Bond to be redeemed on such mandatory sinking fund redemption dates by operation of the mandatory sinking fund requirements shall be reduced accordingly.

The Registrar shall determine by lot (treating each minimum authorized denomination of each Bond as a separate Bond for such purpose) the Bonds within a Term Bond of a particular maturity to be redeemed pursuant to mandatory sinking fund redemption requirements on the first day of the calendar month selected by the Clerk-Treasurer of each year.

Notice of any such mandatory sinking fund redemption shall be given in the manner provided in this Section 5 of this Ordinance.

Section 6. Execution and Authentication of the Bonds. The Bonds and BANs, if any, shall be executed in the name of the Town by the manual or facsimile signature of the Town Council President and attested by the manual or facsimile signature of the Clerk-Treasurer, who shall cause the seal, if any, of the Town or a facsimile thereof to be affixed to each of the Bonds and BANs, if any. The Bonds and BANs, if any, shall be authenticated by the manual signature of the Registrar, and no Bond or BAN shall be valid or become obligatory for any purpose until the certificate of authentication thereon has been so executed. In case any official whose signature appears on any Bond or BAN shall cease to be such official before the delivery of such Bond or BAN, the signature of such official shall nevertheless be valid and sufficient for all purposes, the same as if such official had been in office at the time of such delivery. Subject to the provisions of this Ordinance regarding the registration of the Bonds or BANs, the Bonds and BANs, if any, shall be fully negotiable instruments under the laws of the State of Indiana.

The Bonds or BANs may, in compliance with all applicable laws, be issued and held in book-entry form on the books of the central depository system, The Depository Trust Company, its successors, or any successor central depository system appointed by the Town from time to time (the "Clearing Agency"). The Town and Registrar may, in connection therewith, do or perform or cause to be done or performed any acts or things not adverse to the rights of the holders of the Bonds or BANs, as are necessary or appropriate to accomplish or recognize such book-entry form Bonds or BANs.

During any time that the Bonds or BANs are held in book-entry form on the books of a Clearing Agency: (1) any such Bond or BAN may be registered upon the books kept by the Registrar in the name of such Clearing Agency, or any nominee thereof, including CEDE & Co., as nominee of the Depository Trust Company; (2) the Clearing Agency in whose name such Bond or BAN is so registered shall be, and the Town and the Registrar and Paying Agent may deem and treat such Clearing Agency as, the absolute owner and holder of such Bond or BAN for all purposes of this Ordinance, including, without limitation, the receiving of payment of the principal of, premium, if any, on and interest on such Bond or BAN, the receiving of notice and the giving of consent; (3) neither the Town nor the Registrar or Paying Agent shall have any responsibility or obligation hereunder to any direct or indirect participant, within the meaning of Section 17A of the Securities Exchange Act of 1934, as amended, of such Clearing Agency, or any person on

behalf of which, or otherwise in respect of which, any such participant holds any interest in any Bond or BAN, including, without limitation, any responsibility or obligation hereunder to maintain accurate records of any interest in any Bond or BAN or any responsibility or obligation hereunder with respect to the receiving of payment of principal, premium, if any, or interest on any Bonds or BANs, the receiving of notice or the giving of consent; (4) the Clearing Agency is not required to present any Bond or BAN called for partial redemption prior to receiving payment so long as the Registrar and Paying Agent and the Clearing Agency have agreed to the method for noting such partial redemption; and (5) notwithstanding anything in this Ordinance to the contrary, payment of the principal of and interest on the Bonds or BANs may be made by wire transfer or other method acceptable to the Clearing Agency.

If either (i) the Town receives notice from the Clearing Agency that is currently the registered owner of the Bonds or BANs to the effect that such Clearing Agency is unable or unwilling to discharge its responsibility as a clearing agency for the Bonds or BANs, or (ii) the Town elects to discontinue its use of such Clearing Agency as a clearing agency for the Bonds or BANs, then the Town and the Registrar and Paying Agent each shall do or perform, or cause to be done or performed, all acts or things not adverse to the rights of the holders of the Bonds or BANs as are necessary or appropriate to discontinue use of such Clearing Agency as a clearing agency for the Bonds or BANs and to transfer the ownership of each of the Bonds or BANs to such person or persons, including any other clearing agency, as the holder of the Bonds or BANs may direct in accordance with this Ordinance. Any expenses of such discontinuance and transfer, including expenses of printing new certificates to evidence the Bonds or BANs, shall be paid by the Town.

During any time that the Bonds or BANs are held in book-entry form on the books of a Clearing Agency, the Registrar and Paying Agent shall be entitled to request and rely upon a certificate or other written representation from the Clearing Agency or any participant or indirect participant with respect to the identity of any beneficial owners of the Bonds or BANs as of a record date selected by the Registrar and Paying Agent. For purposes of determining whether the consent, advice, direction, or demand of a Registered Owner of the Bond or BAN has been obtained, the Registrar or Paying Agent shall be entitled to treat the beneficial owners of the Bonds or BANs as the holder of the Bonds or BANs.

During any time that the Bonds or BANs are held in book-entry form on the books of a clearing agency, the Clerk-Treasurer and/or the Registrar are authorized to enter into a Letter of Representations agreement with the Clearing Agency, and the provisions of any such Letter of Representations or any successor agreement shall control on the matters set forth herein.

Section 7. Security and Sources of Payment for the Bonds. The Bonds, as and to the extent paid for and delivered to the purchaser thereof, together with any other bonds issued on a parity therewith (to be referred to hereinafter collectively as the "bonds," unless the context otherwise requires) and any Future Parity Bonds (as defined herein), as to both principal and interest, shall be valid and binding special revenue obligations of the Town, payable solely from and secured by an irrevocable pledge of and constituting a first charge upon all of the Net Revenues (herein defined as gross revenues, including System Development Charges (as hereafter defined), after deduction only for the payment of the reasonable expenses of operation, repair, and maintenance, excluding transfers for payments in lieu of property taxes) derived from the Waterworks, including all such Net Revenues from any existing works, the Project and all additions and improvements

thereto and replacements thereof subsequently constructed or acquired, to be set aside into the Sinking Fund as herein provided. For the purposes of this Ordinance, "System Development Charges" shall mean the proceeds and balances from any System Development Charges such as tap fees, subsequent connector fees, capacity or contribution fees, and other similar one-time charges that are available for deposit under this Ordinance. The Town shall not be obligated to pay the Bonds or the interest thereon except from the Net Revenues of the Waterworks, and the Bonds shall not constitute an indebtedness of the Town within the meaning of the provisions and limitations of the constitution of the State of Indiana.

Section 8. Form of the Bonds. The form and tenor of the Bonds shall be substantially as follows (with all blanks to be properly completed prior to the preparation of the Bonds):

[Form of Bond]

26R-____

UNITED STATES OF AMERICA

STATE OF INDIANA

COUNTY OF _____

TOWN OF CROTHERSVILLE, INDIANA
WATERWORKS REVENUE BOND, SERIES 2026

Interest <u>Rate</u>	Maturity <u>Date</u>	Original <u>Date</u>	Authentication <u>Date</u>	[CUSIP]
-------------------------	-------------------------	-------------------------	-------------------------------	---------

Registered Owner:

Principal Amount:

The Town of Crothersville (the "Town"), in _____ County, State of Indiana, for value received, hereby promises to pay to the Registered Owner specified above, or registered assigns, upon surrender hereof, solely out of the special revenue fund hereinafter referred to, the Principal Amount specified above, [or so much thereof as may be advanced from time to time and be outstanding as evidenced by the records of the registered owner making payment for this bond, or its assigns,] on the [Maturity Date specified above] **OR** [January 1 and July 1 in the years and in the amounts as set forth on Schedule A attached hereto] (unless this bond be subject to and be called for redemption prior to maturity as hereinafter provided), and to pay interest thereon until the Principal Amount is fully paid at the Interest Rate per annum specified above from [the dates of payment made on this Bond] **OR** [the interest payment date to which interest has been paid or duly provided for next preceding the Authentication Date of this bond unless this bond is authenticated after the fifteenth day of the month preceding an interest payment date and on or before such interest payment date, in which case it shall bear interest from such interest payment date, and unless this bond is authenticated on or before _____ 15, 20____, in which case it shall bear interest from the Original Date, which interest is payable] commencing on _____ 1, 20____, and semiannually on each January 1 and July 1 until maturity. Interest shall be calculated

on the basis of twelve (12) thirty-day (30-day) months for a three hundred sixty-day (360-day) year.

[The principal of and premium, if any, on this Bond is payable at the principal office of _____ (the "Registrar" or the "Paying Agent"), in the _____ of _____ Indiana.] All payments of [principal of, premium, if any, and] interest on this Bond shall be paid by [check mailed one business day prior to the interest payment date] OR [paid by wire transfer for deposit to a financial institution as directed by the Indiana Finance Authority ("Authority") on the due date or, if such due date is a day when financial institutions are not open for business, on the business day immediately after such due date] on the due date or, if such due date is a day when financial institutions are not open for business, on the business day immediately after such due date to the Registered Owner hereof, as of the fifteenth day of the month preceding such payment, at the address as it appears on the registration books kept by the [Clerk-Treasurer of the Town (the "Registrar" or the "Paying Agent") in the Town] [Registrar]. [If payment of principal or interest is made to a depository, payment shall be made by wire transfer on the payment date in same-day funds. If the payment date occurs on a date when financial institutions are not open for business, the wire transfer shall be made on the next succeeding business day. The Paying Agent shall wire transfer payments so such payments are received at the depository by 2:30 p.m. (New York City time).] All payments on the Town's Waterworks Revenue Bonds, Series 20__ (the "Bonds"), shall be made in any coin or currency of the United States of America, which on the dates of such payment, shall be legal tender for the payment of public and private debts.

[Notwithstanding the foregoing, if payment of principal or interest is made to a depository, payment shall be made by wire transfer on the payment date in same-day funds.]

THE TOWN IS NOT AND SHALL NOT BE OBLIGATED TO PAY THE PRINCIPAL OF OR INTEREST ON THIS BOND EXCEPT FROM THE HEREINAFTER DESCRIBED SINKING FUND, AND NEITHER THIS BOND NOR ANY OTHER BOND OF THIS ISSUE SHALL CONSTITUTE AN INDEBTEDNESS OF THE TOWN WITHIN THE MEANING OF THE PROVISIONS AND LIMITATIONS OF THE CONSTITUTION OF THE STATE OF INDIANA.

This bond is one of an authorized issue of bonds of the Town in the total amount of _____ Dollars (\$_____) numbered 26R-1, issued for the purpose of providing funds to pay the cost of certain additions, improvements and extensions to the waterworks of the Town and all expenses necessarily incurred in connection with the issuance of such bonds, as authorized by an ordinance adopted by the Town Council of the Town on the _____ day of _____, 2026, entitled "ORDINANCE OF THE TOWN OF CROTHERSVILLE, INDIANA, AUTHORIZING THE ACQUISITION, CONSTRUCTION, AND INSTALLATION BY THE TOWN OF CERTAIN IMPROVEMENTS AND EXTENSIONS TO THE TOWN'S WATERWORKS, THE ISSUANCE AND SALE OF REVENUE BONDS TO PROVIDE FUNDS FOR THE PAYMENT OF THE COSTS THEREOF, INCLUDING THE ISSUANCE OF NOTES IN ANTICIPATION OF SUCH BONDS, AND THE COLLECTION, SEGREGATION, AND DISTRIBUTION OF THE REVENUES OF SUCH WATERWORKS AND OTHER RELATED MATTERS" (the "Ordinance"), and in strict compliance with the provisions of the Indiana Code, Title 8, Article 1.5, and the laws amendatory thereof and supplemental thereto (the "Act").

This bond is issuable only in fully registered form in the denomination of [One Dollar (\$1)] [One Thousand Dollars (\$1,000)] or any integral multiple thereof not exceeding the aggregate principal amount of the bonds of this issue maturing on January 1 and July 1 in any one year.

Pursuant to the provisions of the Act and the Ordinance, the principal of and interest on this bond and all other bonds of this issue, and together with any bonds hereafter issued ranking on a parity therewith, are payable solely from the "Waterworks Sinking Fund" continued by the Ordinance (the "Sinking Fund") to be provided from the net revenues (herein defined as the gross revenues of the waterworks of the Town, inclusive of System Development Charges (as defined in the Ordinance) remaining after payment of reasonable expenses of [Operation and Maintenance (as defined in the Financial Assistance Agreement)] **OR** [operation, repair and maintenance, excluding transfers for payments in lieu of property taxes] of the waterworks of the Town.

The Town is not and shall not be obligated to pay this bond or the interest thereon except as provided and only from the sources described herein, and this bond does not and shall not constitute a corporate indebtedness of the Town within the meaning of the provisions and limitations of the constitution of the State of Indiana.

[Reference is hereby made to the Financial Assistance Agreement ("Financial Assistance Agreement") between the Town and the Authority concerning certain terms and covenants pertaining to the Waterworks project and the purchase of this Bond as part of the drinking water loan program established and existing pursuant to Indiana Code 5-1.2-1 through 5-1.2-4 and Indiana Code 5-1.2-10.]

The Town irrevocably pledges the entire Net Revenues of the waterworks to the prompt payment of the principal of, and interest on the bonds authorized by this Ordinance, of which this one, and any bonds ranking on a parity therewith, to the extent necessary for that purpose, and covenants that it shall, to the fullest extent permitted by law, establish, fix, maintain and collect reasonable and just rates and charges for the use of and the services rendered by its waterworks so that such rates and charges will provide revenues at least sufficient in each year to: (a) pay all the legal and other necessary expenses of [Operation and Maintenance (as defined in the Financial Assistance Agreement)] **OR** [operation, repair, replacements, and maintenance] of the waterworks; (b) provide a sinking fund for the liquidation of bonds or other obligations, including leases; (c) provide a debt service reserve on bonds or other obligations, including leases, as required by the terms of such obligations; (d) provide adequate money for working capital; (e) provide adequate money for making extensions and replacements; (f) provide money for the payment of any taxes that may be assessed against the waterworks; and (g) comply with and satisfy all covenants contained in the Ordinance and any Financial Assistance Agreement, and that it will, in all other respects, faithfully comply with all provisions of the Act pursuant to which this bond is issued. In the event the Town shall default in the payment of the principal of or interest on this bond, the Registered Owner of this bond may, by action or other proceeding, compel performance of all duties required by the Act of the Town or any officer of the Town, including the making and collecting of reasonable and sufficient rates lawfully established for services rendered by the waterworks, the segregation of the income and revenues of the waterworks, and the application of the revenues and the respective funds and accounts as specified in the Ordinance.

The Town further covenants that it will set aside and pay into its Sinking Fund a sufficient amount of the Net Revenues of the Waterworks to meet (a) the interest on all bonds payable from the revenues of the Waterworks, as such interest shall become due, (b) the necessary fiscal agency charges for paying all bonds and interest, (c) the principal of all bonds payable from the revenues of the Waterworks, and (d) an additional amount as a margin of safety to create the reserve required by the Ordinance.

[The Bonds maturing on and after _____, _____, are redeemable at the option of the Town on _____ or any date thereafter, on [thirty (30)][sixty (60)] days' notice, in whole or in part, in [any][inverse] order of maturity selected by the Town and by lot within a maturity, at face value, [together with the following premiums:

____% if redeemed on _____, 20____ or thereafter
on or before _____, 20____
____% if redeemed on _____, 20____ or thereafter
on or before _____, 20____
____% if redeemed on _____, 20____, or thereafter
prior to maturity;

plus in each case accrued interest to the date fixed for redemption; provided, however if the Bonds are sold to and registered in the name of the Indiana Finance Authority, the Bonds shall not be redeemable at the option of the Town unless and until consented by the Indiana Finance Authority.]

[The bonds maturing on January 1, 20____, are subject to mandatory sinking fund redemption prior to maturity, at a redemption price equal to the principal amount thereof plus accrued interest, on the dates and in the amounts set forth below:

Term Bond

DATE

Amount]

Notice of any such redemption shall be sent by registered or certified mail to the Registered Owner of this bond not less than [thirty (30)] [sixty (60)] days prior to the date fixed for redemption, unless such notice is waived by the Registered Owner; provided, however, that failure to give such notice by mailing, or any defect therein, with respect to any such bond will not affect the validity of any proceedings for redemption of any other such bonds. The notice shall specify the redemption price, the date and place of redemption, and the registration numbers (and in case of partial redemption, the respective principal amounts) of the bonds called for redemption. Interest on bonds so called for redemption shall cease to accrue on the redemption date fixed in such notice, so long as sufficient funds are available at the place of redemption to pay the redemption price on the redemption date or when presented for payment.

Prior to the date fixed for redemption, funds shall be deposited with the Paying Agent to pay, and the Paying Agent is hereby authorized and directed to apply such funds to the payment of, the bonds or portions thereof called, together with accrued interest thereon to the redemption date and any required premium. No payment shall be made by the Paying Agent upon any bond or portion thereof called for redemption until such bond shall have been delivered for payment or

cancellation or the Registrar shall have received the items required by the Ordinance with respect to any mutilated, lost, stolen or destroyed bond.

If this bond shall have become due and payable in accordance with its terms or this bond or a portion hereof shall have been duly called for redemption or irrevocable instructions to call this bond or a portion hereof for redemption shall be given and the whole amount of the principal and the premium, if any, and interest, so due and payable upon this bond or such portion hereof shall be paid, or (i) sufficient moneys, or (ii) direct obligations of, or obligations the principal of and interest on which are unconditionally guaranteed by the United States of America, the principal of and the interest on which when due will provide sufficient moneys for such purpose, or (iii) time certificates of deposit of a bank or banks, fully secured as to both principal and interest by obligations of the kind described in (ii) above, the principal of and interest on which when due will provide sufficient moneys for such purpose, shall be held in trust for such purpose, and provision shall also be made for paying all fees and expenses for the redemption, then and in that case this bond or such portion hereof shall no longer be deemed outstanding, entitled to the pledge of the Net Revenues of the waterworks or an obligation of the Town.

[The bonds shall be initially issued in a Book Entry System (as defined in the Ordinance). The provisions of this bond and of the Ordinance are subject in all respects to the provisions of the Letter of Representations between the Town and the Depository Trust Company, or any substitute agreement, affecting such Book Entry System.]

If this bond shall not be presented for payment or redemption on the date fixed therefor, the Town may deposit in trust with the Paying Agent an amount sufficient to pay such bond or the redemption price, as appropriate, and thereafter the Registered Owner shall look only to the funds so deposited in trust with the Paying Agent for payment, and the Town shall have no further obligation or liability with respect thereto.

All bonds which have been redeemed shall be cancelled and cremated or otherwise destroyed and shall not be reissued, and a counterpart of the certificate of cremation or other destruction evidencing such cremation or other destruction shall be furnished by the Registrar to the Town; provided, however, that one or more new registered bonds shall be issued for the unredeemed portion of any bond without charge to the holder thereof.

Subject to the provisions of the Ordinance regarding the registration of such bonds, this bond and all other bonds of the issue of which this bond is a part are fully negotiable instruments under the laws of the State of Indiana. This bond is transferable or exchangeable only on the books of the Town maintained for such purpose at the designated corporate trust office of the Registrar, by the Registered Owner hereof in person, or by his attorney duly authorized in writing, upon surrender of this bond together with a written instrument of transfer or exchange satisfactory to the Registrar duly executed by the Registered Owner or his attorney duly authorized in writing, and thereupon a new fully registered bond or bonds in the same aggregate principal amount and of the same maturity shall be executed and delivered in the name of the transferee or transferees or the Registered Owner, as the case may be, in exchange therefor. This bond may be transferred or exchanged without cost to the Registered Owner or his attorney duly authorized in writing, except for any tax or other governmental charge which may be required to be paid with respect to such transfer or exchange. The Registrar shall not be obligated to make any exchange or transfer of this

bond (i) during the fifteen (15) days immediately preceding an interest payment date on this bond, or (ii) after the mailing of any notice calling this bond for redemption. The Town and the Registrar and the Paying Agent for this bond may treat and consider the person in whose name this bond is registered as the absolute owner hereof for all purposes including for the purpose of receiving payment of, or on account of, the principal hereof and the redemption premium, if any, and interest due hereon.

In the event this bond is mutilated, lost, stolen, or destroyed, the Town may cause to be executed and the Registrar may authenticate a new bond of like date, maturity and denomination as this bond, which new bond shall be marked in a manner to distinguish it from this bond; provided, that in the case of this bond being mutilated, this bond shall first be surrendered to the Registrar, and in the case of this bond being lost, stolen, or destroyed, there shall first be furnished to the Registrar evidence of such loss, theft, or destruction satisfactory to the Town and to the Registrar, together with indemnity satisfactory to them. In the event that this bond, being mutilated, lost, stolen, or destroyed, shall have matured or been called for redemption, instead of causing to be issued a duplicate bond, the Registrar and Paying Agent may pay this bond upon surrender of this mutilated bond or upon satisfactory indemnity and proof of loss, theft, or destruction in the event this bond is lost, stolen, or destroyed. In such event, the Town and the Registrar may charge the owner of this bond with their reasonable fees and expenses in connection with the above. Every substitute bond issued by reason of this bond being lost, stolen, or destroyed shall, with respect to this bond, constitute a substitute contractual obligation of the Town, whether or not this bond, being lost, stolen, or destroyed shall be found at any time and shall be entitled to all the benefits of the Ordinance, equally and proportionately, with any and all other bonds duly issued thereunder.

In the manner provided in the Ordinance, the Ordinance and the rights and obligations of the Town and the owners of the bonds of this issue authorized thereunder, including this bond, may (with certain exceptions as stated in the Ordinance) be modified or amended with the consent of the owners of at least sixty-six and two-thirds percent (66-2/3%) in aggregate principal amount of such bonds exclusive of any such bonds which may be owned by the Town.

The bonds authorized and issued pursuant to the Ordinance, including this bond, are subject to defeasance prior to redemption or payment as provided in the Ordinance, and the owner of this bond, by the acceptance hereof, hereby agrees to all the terms and provisions contained in the Ordinance.

The Town, the Registrar and the Paying Agent may deem and treat the Registered Owner hereof as the absolute owner hereof for the purpose of receiving payment of or on account of principal hereof and the interest due hereon and for all other purposes, and none of the Town, the Registrar, or the Paying Agent shall be affected by any notice to the contrary.

This bond shall not be valid or become obligatory for any purpose or entitled to any security or benefit under the Ordinance unless and until the certificate of authentication hereon shall have been executed by a duly authorized representative of the Registrar.

The Town hereby certifies, recites and declares that all acts, conditions and things required to be done precedent to and in the preparation, execution, issuance and delivery of this bond have been done and performed in regular and due form as required by law.

IN WITNESS WHEREOF, the Town of Crothersville, in _____ County, State of Indiana, has caused this bond to be executed in its corporate name by the manual or facsimile signature of the President of its Town Council, and its corporate seal be hereunto affixed and attested by the manual or facsimile signature of its Clerk-Treasurer.

TOWN OF CROTHERSVILLE, INDIANA

By: _____
President of Town Council

(Seal of the Town)

ATTEST:

Clerk-Treasurer

REGISTRAR'S CERTIFICATE OF AUTHENTICATION

This bond is one of the Town of Crothersville, Indiana, Waterworks Revenue Bonds, Series 2026, described in the within-mentioned Ordinance.

_____, as Registrar

By: _____
[Authorized Officer]

ASSIGNMENT

FOR VALUE RECEIVED the undersigned hereby sells, assigns and transfers unto _____ (insert name and address) the within bond and all rights thereunder, and hereby irrevocably constitutes and appoints _____ attorney to transfer the within bond on the books kept for the registration thereof with full power of substitution in the premises.

Dated: _____

NOTICE: The signature to this assignment must correspond with the name as it appears on the face of the within bond in every particular, without alteration or enlargement or any change whatsoever.

Signature Guarantee:

NOTICE: Signature(s) must be guaranteed by an eligible guarantor institution participating in a Securities Transfer Association recognized signature guarantee program.

[Exhibit A]

[Date and Principal Amount]

[End of Form of Bond]

Section 9. Issuance, Sale, and Delivery of the Bonds.

(a) Generally. The Clerk-Treasurer is hereby authorized and directed to have the Bonds prepared, and the Town Council President and the Clerk-Treasurer are each hereby authorized and directed to execute the Bonds in the form and manner herein provided. The Clerk-Treasurer is hereby authorized and directed to deliver the Bonds to the purchaser or purchasers thereof after sale made in accordance with the provisions of the Act and this Ordinance, provided that at the time of said delivery the Clerk-Treasurer shall collect the full amount which the purchaser or purchasers have agreed to pay therefor, which shall be not less than 99% of the par amount of the Bonds, plus accrued interest thereon to the date of delivery, if any. The proceeds derived from the sale of the Bonds shall be and are hereby set aside for application to the costs of the Project (or the refunding of the BANs, if applicable), together with the expenses necessarily incurred in connection therewith including the expenses incurred in the issuance of the Bonds. The authorized officers of the Town are hereby authorized and directed to draw all proper and necessary warrants and to do whatever other acts and things that may be necessary or appropriate to carry out the provisions of this Ordinance.

(b) Issuance, Sale, and Delivery of the Bonds.

(i) Sale of Bonds. The Bonds may be sold either by private negotiation or by public sale. All bids for the Bonds sold at public sale shall be sealed and shall be presented to the Clerk-Treasurer at the Clerk-Treasurer's office, and the Clerk-Treasurer shall continue to receive all bids offered until the hour fixed for the sale of the Bonds, at which time and place the Clerk-Treasurer shall open and consider each bid. Bidders for the Bonds shall be required to name the rate or rates of interest which the Bonds are to bear, not exceeding six percent (6.00%) per annum. Such interest rate or rates shall be in multiples of one-eighth (1/8) or one-hundredth (1/100) of one percent (1%). Bids specifying more than one interest rate shall also specify the amount and maturities of the Bonds bearing each rate, and all the Bonds maturing on the same date shall bear the same rate of interest. Subject to the

provisions set forth below, the Clerk-Treasurer shall award the Bonds to the bidder offering the lowest net interest cost to the Town, to be determined by computing the total interest on all of the Bonds from the date thereof to their maturities and deducting therefrom the premium bid, if any, or adding thereto the amount of any discount. No bid for less than 99% of the par value of the Bonds (or such higher percentage of the par value of the Bonds as the Clerk-Treasurer shall determine with the advice of the Municipal Advisor), plus accrued interest at the rate or rates named to the date of delivery, will be considered. The Clerk-Treasurer shall have full right to reject any and all bids. In the event no acceptable bid is received at the time fixed for the sale of the Bonds, the Clerk-Treasurer shall be authorized to continue to receive bids from day to day thereafter for a period not to exceed thirty (30) days, without readvertising, pursuant to Indiana law.

The Clerk-Treasurer is hereby authorized to determine, in his discretion, to sell the Bonds pursuant to the general provisions of Indiana Code 5-1-11 (rather than Section 2(b) thereof), and in the event of such a determination, those portions of this Section 9, which conflict with such provisions shall be deemed inapplicable.

(ii) Sale to the Authority. As an alternative to public or other negotiated private sale, the Clerk-Treasurer may negotiate the sale of the Bonds to the Authority as part of its IFA Program. The Town Council President and the Clerk-Treasurer are hereby authorized to (i) submit an application to the Authority as part of its IFA Program, (ii) execute a Financial Assistance Agreement (including any amendment thereof) with the Authority with terms conforming to this Ordinance, and (iii) sell such Bonds upon such terms as are acceptable to the Town Council President and the Clerk-Treasurer consistent with the terms of this Ordinance. The substantially final form of Financial Assistance Agreement attached hereto and incorporated herein by reference is hereby approved by this Town Council, and the Town Council President and Clerk-Treasurer are hereby authorized to execute and deliver the same and to approve any changes in form or substance to the Financial Assistance Agreement, which are consistent with the terms of this Ordinance, such changes to be conclusively evidenced by such execution.

(c) Credit Enhancement; Opinion of Bond Counsel. Prior to the delivery of the Bonds, the Clerk-Treasurer, subject to the direction of the Town Council, (i) shall be authorized to investigate, negotiate and obtain bond insurance, other forms of credit enhancement and/or credit ratings on the Bonds, and (ii) shall obtain a legal opinion as to the validity of the Bonds from Barnes & Thornburg LLP, Indianapolis, Indiana, bond counsel for the Town, with such opinion to be furnished to the purchaser of the Bonds at the expense of the Town. The costs of obtaining any such insurance, other credit enhancement and/or credit ratings, together with bond counsel's fee in preparing and delivering such opinion and in the performance of related services in connection with the issuance, sale, and delivery of the Bonds, shall be considered as a part of the cost of the Project and shall be paid out of the proceeds of the Bonds.

(d) Sale of BANs. In connection with the sale of the BANs, the Town Council President and the Clerk-Treasurer each are authorized to take all or part of the same

authorized actions and to execute and deliver the agreements and instrument as they deem advisable with respect to the BANs to the same extent as if the foregoing provisions of this Section applicable to the Bonds were applied to the sale of the BANs, provided they shall not be required to take each and every such act as would relate to the Bonds unless by law it is required with respect to the BANs.

Section 10. Disposition of Proceeds of the Bonds; Town of Crothersville 2026 Waterworks Construction Account. The proceeds from the sale of the Bonds or, if applicable, the BANs, shall be deposited into a bank or banks which are legally qualified depositories for the funds of the Town, in the special account to be designated as "Town of Crothersville 2026 Waterworks Construction Account" (the "Construction Account"). Amounts in the Construction Account shall be expended only for the purpose of paying the costs of the Project, as described in the Ordinance and in the Act, together with the incidental expenses incurred in connection with the Project and the costs of issuance of the Bonds or, if applicable, the BANs, and as otherwise permitted or required by the Act. Any balance or balances remaining unexpended in the Construction Account after completion of the Project which are not required to meet unpaid obligations incurred in connection with the acquisition or construction of the Project shall be used solely for one or more of the purposes permitted under the provisions of Indiana Code 5-1-13, as amended. Pursuant to the Act, the owners of the Bonds or, if applicable, the BANs, shall be entitled to a lien on the proceeds of the Bonds or, if applicable, the BANs, until such proceeds are applied as required by this Ordinance and by Indiana law.

With respect to any Bonds sold to the Authority as part of its IFA Program, to the extent that (a) the total principal amount of the Bonds is not paid by the purchaser or drawn down by the Town, or (b) proceeds remain in the Construction Account and are not applied to the Project (or any modifications or additions thereto approved by the Authority), the Town shall reduce the principal amount of the remaining Bond maturities to effect such reduction in amounts as will still achieve the annual debt service as described in Section 3, subject to and upon the terms set forth in the Financial Assistance Agreement.

Section 11. Segregation and Application of Waterworks Revenues. All income and revenues derived from the operation of the Waterworks and from the collection of water rates and charges (including any System Development Charges) shall be deposited upon receipt into the Revenue Fund (the "Revenue Fund") established hereby. The reserve shall be funded out of said revenues, and the proper and reasonable expenses of operation, repair, and maintenance of the Waterworks, the costs of replacements, extensions, additions and improvements to the Waterworks, the principal and interest of all bonds, and the fiscal agency charges of bank paying agents shall also be paid out of said revenues as hereinafter provided. No monies derived from the revenues of the Waterworks shall be transferred to the general fund of the Town or be used for any purpose not connected with the Waterworks.

On the last day of each calendar month there shall be credited from the Revenue Fund to the Operation and Maintenance Fund (the "Operation and Maintenance Fund") established hereby, a sufficient amount of the revenues of the Waterworks so that the balance in said fund shall be sufficient to pay the expenses of operation, repair and maintenance of the works for the next succeeding two (2) calendar months. The moneys credited to the Operation and Maintenance Fund shall be used for the payment of the reasonable and proper operation, repair and maintenance

expenses of the Waterworks on a day-to-day basis, but none of the moneys in such fund shall be used for transfers for payments in lieu of property taxes or for depreciation, replacements, improvements, extensions, or additions. Any balance in the Operation and Maintenance Fund in excess of the expected expenses of operation, repair, and maintenance for the next succeeding two (2) calendar months may be transferred to the Waterworks Sinking Fund continued hereby if necessary to prevent a default in the payment of principal or interest on outstanding bonds of the Waterworks.

Section 12. Waterworks Sinking Fund. After the required deposits to the Operation and Maintenance Fund, there shall be deposited from the Revenue Fund into the Waterworks Sinking Fund (the "Sinking Fund") established for the payment of the interest on and principal of revenue bonds which by their terms are payable from the Net Revenues of the Waterworks (including any System Development Charges), and the payment of any fiscal agency charges in connection with the payment of such bonds and interest thereon. There shall be set aside and deposited into the Sinking Fund, as available and as hereinafter provided, a sufficient amount of the Net Revenues of said Waterworks to meet the requirements of the Bond and Interest Account (as hereinafter defined) and the Debt Service Reserve Account established in said Waterworks Sinking Fund. Such payments shall continue until the balance in the Bond and Interest Account, plus the balance in the Debt Service Reserve Account, equals the principal of and interest on all of the then outstanding bonds of the Waterworks to the final maturity thereof.

(a) Bond and Interest Account. There is hereby created within the Sinking Fund an account known as the "Bond and Interest Account" (the "Bond and Interest Account"). After making the credit to the Operation and Maintenance Fund, there shall be credited on the last day of each calendar month to the Bond and Interest Account established hereby, an amount of Net Revenues equal to the sum of one-sixth ($1/6$) of the interest on all then outstanding bonds of the Waterworks payable on the then next succeeding Interest Payment Date, and one-twelfth ($1/12$) or one-sixth ($1/6$), as applicable, of the amount of principal payable on the next principal payment date on all then outstanding bonds of the Waterworks which will be payable on the then next succeeding principal payment date, until the amount of interest and principal payable on the next succeeding respective principal and interest payment dates shall have been so credited; provided, that such fractional amounts shall be appropriately increased to provide for the first interest and first principal payments. There shall similarly be credited to the account the amount necessary to pay the bank fiscal agency charges, if any, for paying principal and interest on outstanding bonds of the Waterworks as the same become payable. The Town shall, from the sums deposited into the Sinking Fund and credited to the Bond and Interest Account, remit promptly to the registered owners of the outstanding bonds of the Waterworks or to the bank fiscal agency sufficient moneys to pay the principal and interest on the due dates thereof together with the amount of any bank fiscal agency charges.

(b) Debt Service Reserve Account. There is hereby created within the Sinking Fund an account to be known as the "Debt Service Reserve Account" (the "Reserve Account"). On the last day of each calendar month, after making the credits to the Bond and Interest Account, there shall be credited from available Net Revenues to the Reserve Account previously created in amounts sufficient to produce, in equal monthly installments over a sixty (60) month period, an amount equal to the least of (i) the maximum annual debt

service on the Bonds, and any parity bonds issued in the future by the Town which are payable from the Net Revenues of the Waterworks (the "Future Parity Bonds"), (ii) 125% of the average annual debt service on the Bonds and the Future Parity Bonds or (iii) 10% of the proceeds of the Bonds and the Future Parity Bonds (the "Reserve Requirement"); provided, however, that the Clerk-Treasurer, with the advice of the Municipal Advisor, may elect to satisfy all or a portion of the Reserve Requirement on the date of issuance of the Bonds from other available funds of the Town. Said credits to the Reserve Account shall continue until the balance therein shall equal the Reserve Requirement. If the Bonds are sold to the Indiana Finance Authority pursuant to its SRF Program, then the Reserve Requirement shall equal the maximum annual debt service on the Bonds, issued hereunder, and the Future Parity Bonds. The Reserve Account shall constitute the margin for safety as a protection against default in the payment of principal of and interest on the Bonds, and any Future Parity Bonds, and the moneys in the Reserve Account shall be used to pay current principal and interest on the Bonds, and any Future Parity Bonds to the extent that moneys in the Bond and Interest Account are insufficient for that purpose. Any deficiencies in credits to the Reserve Account shall be promptly made up from the next available Net Revenues remaining after credits into the Bond and Interest Account. In the event moneys in the Reserve Account are transferred to the Bond and Interest Account to pay principal and interest on the Bonds, or any Future Parity Bonds, then such depletion of the balance in the Reserve Account shall be made up from the next available Net Revenues after the credits into the Bond and Interest Account hereinbefore provided for. Any moneys in the Reserve Account in excess of the Reserve Requirement shall be transferred to the Waterworks Improvement Fund, and in no event shall such excess moneys be held in the Reserve Account.

Section 13. Waterworks Improvement Fund. There is hereby created a special fund previously created and known as the "Waterworks Improvement Fund" (the "Waterworks Improvement Fund"). After making all required payments into the Operation and Maintenance Fund and the Sinking Fund, then any excess Net Revenues may be credited to the Waterworks Improvement Fund established hereby. Said fund shall be used for improvements, replacements, additions, and extensions of the Waterworks, including transfers to the Town for payments in lieu of property taxes. Moneys in the Waterworks Improvement Fund shall be transferred to the Sinking Fund if necessary to prevent a default in the payment of principal and interest on the then outstanding bonds, or if necessary to eliminate any deficiencies in credits to or minimum balances in the Reserve Account. Moneys in the Improvement Fund also may be transferred to the Operation and Maintenance Fund to meet unforeseen contingencies in the operation, repair, and maintenance of the Waterworks.

Section 14. Maintenance of Funds. All monies deposited into the accounts shall be deposited, held, and secured as public funds in accordance with the public depository laws of the State of Indiana; provided, that monies therein may be invested in obligations in accordance with the applicable laws, including particularly Indiana Code 5-13-9, Indiana Code 5-1.2-1 through 5-1.2-4, Indiana Code 5-1.2-10, Indiana Code 5-1.2-11, Indiana Code 5-1.2-14 and/or Indiana Code 5-1.2-14.5 (as applicable), and the acts amendatory thereof and supplemental thereto, and in the event of such investment, the income therefrom shall become a part of the funds invested and shall be used only as provided in this Ordinance. Nothing in this section or elsewhere in this Ordinance shall be construed to require that separate bank accounts be established and maintained for the

Funds and Accounts continued or created by this Ordinance, except that (a) the Sinking Fund and the Construction Account shall be maintained as a separate bank account from the other Funds and Accounts of the Waterworks, and (b) the other Funds and Accounts of the Waterworks shall be maintained as a separate bank account from the other funds and accounts of the Town, including, without limitation, any other funds or accounts for any other utility of the Town beyond the Waterworks; provided, however, to the extent the Town does not maintain separate accounts or subaccounts for the revenues and expenses of the Waterworks, it covenants and agrees that it has adopted sufficient accounting and/or bookkeeping practices to accurately track all revenues and expenses of the Waterworks.

Section 15. Trust Arrangement Authorized. If any Bonds are sold to the Authority as part of the IFA Program, the Sinking Fund and the Construction Account may be held by a financial institution acceptable to the Authority as a part of its IFA Program, pursuant to terms acceptable to the Authority. If the Sinking Fund and the accounts therein are held in trust, the Town shall transfer the monthly required amounts of Net Revenues in accordance with Section 12, and the financial institution holding such funds in trust shall be instructed to pay the required payments in accordance with the payment schedules for the Town's outstanding bonds. The financial institution selected to serve in this role may also serve as the Registrar and the Paying Agent for such Bonds. If the Construction Account is so held in trust, the Town shall deposit the proceeds of such Bonds therein until such proceeds are applied consistent with this Ordinance and the Financial Assistance Agreement. The Town Council hereby authorizes the Town Council President and the Clerk-Treasurer to execute and deliver an agreement with a financial institution to reflect this trust arrangement for all or a part of the Sinking Fund and the Construction Account in the form of trust agreement as approved by the Town Council President and the Clerk-Treasurer, consistent with the terms and provisions of this Ordinance.

Section 16. Investment of Funds. All of the amounts in the funds and accounts created or continued pursuant to this Ordinance shall be deposited in lawful depositories of the State and shall be continuously held and secured or invested as provided by the laws of Indiana relating to the depositing, securing, holding and investing of public funds, including particularly Indiana Code 5-13-9 as amended and supplemented, including pursuant to Indiana Code 5-1.2-1 through 5-1.2-4, Indiana Code 5-1.2-10, Indiana Code 5-1.2-11, Indiana Code 5-1.2-14 and/or Indiana Code 5-1.2-14.5 (as applicable). The amounts in the Bond and Interest Account and all other funds and accounts created or continued pursuant to this Ordinance shall be kept in separate bank accounts apart from all other bank accounts of the Town. In no event shall any of the revenues of the Waterworks be transferred or used for any purpose not authorized by this Ordinance so long as any of the bonds of the Waterworks issued pursuant to the provisions of this Ordinance shall be outstanding. Investment income earned on moneys in the funds and accounts established by this Ordinance shall become a part of the funds and accounts invested (except as otherwise provided in Section 12(b) hereof) and shall be used only as provided in this Ordinance.

Section 17. Books of Records and Accounts. The Town shall keep proper books of records and accounts separate from all of its other records and accounts (a) in which complete and correct entries shall be made showing all revenues collected from said works and deposited in said funds and all disbursements made therefrom on account of the operation of the works, and (b) to meet the requirements of the Sinking Fund and all other financial transactions relating to said works. There shall be furnished, upon written request, to any owner of the Bonds, the most recent audit

report of the Waterworks prepared by the State Board of Accounts. There shall be prepared and furnished upon written request, to any owner of the Bonds at the time then outstanding, but not more than ninety (90) days after the close of each fiscal year, complete financial statements of the works covering the preceding fiscal year, which annual statements shall be certified by the Clerk-Treasurer or by licensed independent public accountants employed for that purpose. Copies of all such statements and reports shall be kept on file in the office of the Clerk-Treasurer. Any owner or owners of at least five percent (5%) of the Bonds then outstanding shall have the right at all reasonable times to inspect the works and all records, accounts, and data of the Town relating thereto. Such inspections may be made by representatives duly authorized by written instrument. If any Bonds are sold to the Authority as part of its IFA Program, the Town shall establish and maintain the books and other financial records of the Project (including the establishment of a separate bank account or subaccount for the Project) and the waterworks in accordance with (a) generally accepted governmental accounting standards for utilities, on an accrued basis, as promulgated by the Government Accounting Standards Board, and (b) the rules, regulations, and guidance of the State Board of Accounts; provided, however, to the extent the Town does not maintain separate accounts or subaccounts for the revenues and expenses of the Waterworks, it covenants and agrees that it has adopted sufficient accounting and/or bookkeeping practices to accurately track all revenues and expenses of the Waterworks. In such event, no moneys derived from the revenues of the Waterworks shall be transferred to the general fund of the Town or be used for any purpose not connected with the Waterworks.

Section 18. Rates and Charges. The Town, to the fullest extent permitted by law, shall establish, fix, maintain, and collect reasonable and just rates and charges for the use of and the services rendered by the Waterworks so that such rates and charges shall produce revenues at least sufficient (when determined including user and other charges, fees, income, or revenues available to the Town, provided that System Development Charges shall be excluded, as and to the extent permitted by law, when determining if such are sufficient so long as the Bonds are outstanding and owned by the Authority as part of its IFA Program) in each year to: (a) pay all the legal and other necessary expenses of (i) Operation and Maintenance (as defined in the Financial Assistance Agreement) if the Bonds are sold to the Authority as part of the IFA Program, or (ii) operation, repair, replacements, and maintenance of the Waterworks if sold to any other purchaser; (b) provide a sinking fund for the liquidation of bonds or other obligations, including leases; (c) provide a debt service reserve on bonds or other obligations, including leases, as required by the terms of such obligations; (d) provide adequate money for working capital; (e) provide adequate money for making extensions and replacements; (f) provide money for the payment of any taxes that may be assessed against the Waterworks; and (g) comply with and satisfy all covenants contained in this Ordinance and any Financial Assistance Agreement.

So long as any of the Bonds are outstanding, none of the facilities and services afforded by the Waterworks shall be furnished without a reasonable and just charge being made therefor. The reasonable cost and value of any facility or service rendered to the Town, or to any department, agency, or instrumentality thereof by the Waterworks by furnishing water for public purposes or by maintaining hydrants and other facilities for fire protection, shall be: (a) charged against the Town; and (b) paid for in monthly installments as the service accrues out of the current revenues of the Town, collected or in the process of collection, and the tax levy of the Town made by it to raise money to meet its necessary current expenses. The revenue so received shall be deemed to

be revenue derived from the operation of the Waterworks and shall be used and accounted for in the same manner as other revenues derived from the operation of the Waterworks.

Section 19. Defeasance. If:

(a) when the bonds issued hereunder shall have become due and payable in accordance with their terms or shall have been duly called for redemption or irrevocable instructions to call the bonds for redemption shall have been given, and the whole amount of the principal and the interest and the premium, if any, so due and payable upon all of the bonds then outstanding shall be paid; or

(b) (i) sufficient moneys, (ii) direct obligations of, or obligations the principal of and interest on which are unconditionally guaranteed by, the United States of America, the principal of and the interest on which when due will provide sufficient moneys, or (iii) time certificates of deposit fully secured as to both principal and interest by obligations of the kind described in (ii) above of a bank or banks, the principal of and interest on which when due will provide sufficient moneys, shall be held in trust for such purpose, and provision shall also be made for paying all fees and expenses for the redemption;

then and in that case the bonds issued hereunder shall no longer be deemed outstanding or entitled to the pledge of the Net Revenues of the Town's Waterworks.

Section 20. Additional Bonds. The Town reserves the right to authorize and issue Future Parity Bonds, payable out of the Net Revenues of its Waterworks, ranking on a parity with the bonds authorized by this Ordinance, for the purpose of financing the cost of future additions, extensions, and improvements to the Waterworks, or for refunding all or a portion of the Bonds or any bonds ranking on a parity with the Bonds, subject to the following conditions:

(a) The interest on and principal of all bonds or other obligations payable from the Net Revenues of the Waterworks shall have been paid to date in accordance with the terms thereof, and all credits required to be made to the Sinking Fund and the accounts thereof shall have been made to date. The Reserve Requirement shall be satisfied for the Future Parity Bonds either at the time of delivery of the Future Parity Bonds or over a five-year or shorter period in a manner which is commensurate with the requirements established in Section 12 of this Ordinance.

(b) The Net Revenues of the Waterworks in the fiscal year immediately preceding the issuance of any such Future Parity Bonds (provided, within the ninety-day (90-day) period following the end of such preceding fiscal year, if such year's accounting records are not final as of the sale date of the Future Parity Bonds, the fiscal year preceding such year may be used in lieu of the immediately preceding fiscal year) ranking on parity with the Bonds authorized by this Ordinance shall be not less than one hundred twenty-five percent (125%) of the maximum annual interest and principal requirements of the then outstanding bonds and the Future Parity Bonds proposed to be issued, or, prior to the issuance of said Future Parity Bonds, the Waterworks rates and charges shall be increased sufficiently so that said increased rates and charges applied to the previous fiscal year's operations (provided, within the ninety-day (90-day) period following the end of such

preceding fiscal year, if such year's accounting records are not final as of the sale date of the Future Parity Bonds, the fiscal year preceding such year may be used in lieu of the immediately preceding fiscal year) would have produced Net Revenues for said year equal to not less than one hundred twenty-five percent (125%) of the maximum annual interest and principal requirements of the then outstanding bonds and the Future Parity Bonds proposed to be issued. For purposes of this subsection, the records of the Waterworks shall be analyzed and all showings shall be prepared by a certified public accountant employed by the Town for that purpose. In addition, for purposes of this subsection, with respect to any Future Parity Bonds issued while the Bonds remain outstanding and owned by the Authority as part of its IFA Program, Net Revenues may not include any revenues from the System Development Charges unless the Authority provides its written consent to include all or some portion of the System Development Charges as part of the Net Revenues or otherwise consents to the issuance of such Future Parity Bonds without satisfying this subsection (b).

(c) The principal of the Future Parity Bonds shall mature semiannually on January 1 and July 1 of each year until principal is fully paid, and the interest on said Future Parity Bonds shall be payable on January 1 and July 1 in the years in which such principal and interest are payable.

(d) If any Bonds are sold to the Authority as part of its IFA Program, (i) the Town obtains the prior written consent of the Authority, (ii) the Town has faithfully performed and is in compliance with each of its obligations, agreements, and covenants contained in the Financial Assistance Agreement and this Ordinance, and (iii) the Town is in compliance with its Waterworks permits, except for noncompliance, the elimination of which is a purpose for which the Future Parity Bonds, including any refunding bonds, are issued, so long as such issuance constitutes part of an overall plan to eliminate such noncompliance.

Section 21. Additional Covenants of the Town. To further safeguard the interests of the owners of the Bonds herein authorized, it is specifically provided as follows:

(a) All contracts let by the Town in connection with the construction of said additions and improvements to the Waterworks shall be let after due advertisement as required by the laws of the State of Indiana, and all contractors shall be required to furnish surety bonds in an amount equal to one hundred percent (100%) of the amount of such contracts to insure the completion of said contracts in accordance with their terms, and such contractors shall also be required to carry such employer's liability and public liability insurance as are required under the laws of the State of Indiana in the case of public contracts and shall be governed in all respects by the laws of the State of Indiana relating to public contracts.

(b) Said additions and improvements shall be constructed under the supervision and subject to the approval of the Consulting Engineers or such other competent engineer as shall be designated by the Town Council. All estimates for work done or material furnished shall first be checked by the Consulting Engineers and approved by the Town Council.

(c) The Town shall at all times maintain its Waterworks in good condition and operate the same in an efficient manner and at a reasonable cost.

(d) So long as any of the Bonds or BANs herein authorized are outstanding, the Town shall maintain insurance coverage acceptable to the Authority (if any Bonds or BANs are sold to or owned by the Authority as part of its IFA Program) on the insurable parts of said works of a kind and in an amount such as would normally be carried by private companies engaged in a similar type of business. All insurance shall be placed with responsible insurance companies qualified to do business under the laws of the State of Indiana. Insurance proceeds and condemnation awards shall be used in replacing or repairing the property destroyed or damaged, unless the Authority shall consent to a different use of such proceeds or awards if any Bonds or BANs are sold to or are owned by the Authority as part of its IFA Program, or, if no Bonds or BANs are sold to or are owned by the Authority as part of its IFA Program and such proceeds or awards are not used for such purposes, such proceeds or awards shall be treated and applied as Net Revenues of the works.

(e) So long as any of the Bonds or BANs are outstanding, the Town shall not mortgage, pledge, or otherwise encumber such works, or any part thereof, nor shall it sell, lease, or otherwise dispose of any portion thereof, except to replace equipment which may become worn out or obsolete, provided that the Town shall obtain the prior written consent of the Authority if any Bonds or BANs are sold to the Authority as part of its IFA Program.

(f) Except as otherwise specifically provided in Section 20 hereof, if any Bonds or BANs are sold to the Authority as part of its IFA Program, the Town shall not without the prior written consent of the Authority (i) enter into any lease, contract or agreement or incur any other liabilities in connection with the Waterworks other than for normal operating expenditures, or (ii) borrow any money (including without limitation any loan from other utilities operated by the Town) in connection with the Waterworks.

(g) Except as hereinbefore provided in Section 20 hereof, so long as any of the bonds herein authorized are outstanding, no Future Parity Bonds or other obligations pledging any portion of the revenues of the Waterworks shall be authorized, executed, or issued by the Town except such as shall be made subordinate and junior in all respects to the bonds herein authorized, unless all of the bonds herein authorized are redeemed, retired, or defeased pursuant to Section 19 hereof coincidentally with the delivery of such Future Parity Bonds or other obligations.

(h) The provisions of this Ordinance shall be construed to create a trust in the proceeds of the sale of the Bonds and BANs, if any, for the uses and purposes herein set forth and, so long as any of the Bonds are outstanding, the provisions of this Ordinance shall also be construed to create a trust in the Net Revenues of the Waterworks herein directed to be set apart and paid into the Sinking Fund for the uses and purposes of such Fund as set forth in this Ordinance. The owners of the Bonds and BANs, if any, shall have all of the rights, remedies, and privileges provided in the Act and under Indiana law, including the right to have a receiver appointed to administer said Waterworks in the event

of default in the payment of the principal of or interest on any of the Bonds or BANs or in the event of default in respect to any of the provisions of this Ordinance or the Act.

(i) The provisions of this Ordinance shall constitute a contract by and between the Town and the owners of the Bonds or BANs, all of the terms of which shall be enforceable at law or in equity, and after the issuance of the Bonds and BANs, if any, this Ordinance shall not be repealed or amended in any respect which would adversely affect the rights and interests of the owners of the Bonds or BANs. Further, the Town Council shall not adopt any law, ordinance, or resolution which in any way would adversely affect the rights of such owners so long as any of the principal of or interest on the Bonds or BANs remains unpaid. Except with respect to amendments described in Section 24(a)-(g) hereof, however, this Ordinance may be amended pursuant to Section 24 (i) without the consent of the owners of the Bonds or BANs if, among other things, the Town Council determines, in its sole discretion, that such amendment would not adversely affect the owners of the Bonds or BANs, and (ii) as otherwise permitted pursuant to Section 24; provided, however, that if any Bonds or BANs are sold to and owned by the Authority as part of its IFA Program, the Town shall obtain the prior written consent of the Authority.

(j) For purpose of this Section 21, the term "lease" shall include any lease, contract, or other instrument conferring a right upon the Town to use property in exchange for a periodic payments made from the revenues of the Waterworks, whether the Town desires to cause such to be, or by its terms (or its intended effects) is to be, (i) payable as rent, (ii) booked as an expense or an expenditure, or (iii) classified for accounting or other purposes as a capital lease, financing lease, operating lease, non-appropriation leases, installment purchase agreement or lease, or otherwise (including any combination thereof).

Section 22. Permitted Actions Relating to Preservation of Exclusion of Interest from Federal Gross Income.

(a) The Clerk-Treasurer is hereby authorized to invest moneys pursuant to the provisions of this Ordinance at a restricted yield (subject to applicable requirements of federal law to ensure such yield is then current market rate) to the extent necessary or advisable to preserve the exclusion from gross income of interest on the Bonds or BANs, or the tax-exempt status of interest on the Bonds or BANs, under federal law.

(b) The Clerk-Treasurer shall keep full and accurate records of investment earnings and income from moneys held in the funds and accounts created or continued or referenced herein. In order to comply with the provisions of this Ordinance, the Clerk-Treasurer is hereby authorized and directed to employ consultants or attorneys from time to time to advise the Town as to requirements of federal law to preserve the tax exclusion or exemption.

Section 23. Tax Covenants. In order to preserve the exclusion of interest on the Bonds and BANs, if any, from gross income for federal income tax purposes and as an inducement to purchasers of the Bonds, the Town represents, covenants, and agrees that:

(a) No person or entity, other than the Town or another state or local governmental unit, will use proceeds of the Bonds or BANs or property financed by the Bond or BAN proceeds other than as a member of the general public. No person or entity other than the Town or another state or local governmental unit will own property financed by the Bond or BAN proceeds or will have actual or beneficial use of such property pursuant to a lease, a management or incentive payment contract, an arrangement such as take-or-pay or output contract, or any other type of arrangement that differentiates that person's or entity's use of such property from the use by the public at large.

(b) No Bond or BAN proceeds will be loaned to any entity or person. No Bond or BAN proceeds will be transferred, directly or indirectly, or deemed transferred to a nongovernmental person in any manner that would in substance constitute a loan of the Bond or BAN proceeds.

(c) The Town will not take, or cause or permit to be taken by it or by any party under its control, or fail to take or cause or permit to fail to be taken by it or by any party under its control, any action with respect to the Bonds or BANs that would result in the loss of the exclusion from gross income for federal income tax purposes of interest on the Bonds or BANs pursuant to Section 103 of the Code, nor will the Town act in any other manner which would adversely affect such exclusion. The Town further covenants that it will not make any investment or do any other act or thing during the period that any Bond or BAN is outstanding hereunder which would cause any Bond or BAN to be an "arbitrage bond" within the meaning of Section 148 of the Code and the regulations applicable thereto as in effect on the date of delivery of the Bonds or BANs.

(d) The Town will, to the extent necessary to preserve the exclusion of interest on the Bonds and BANs, if any, from gross income for federal income tax purposes, rebate all required arbitrage profits on Bond or BAN proceeds or other moneys treated as Bond or BAN proceeds to the federal government and will set aside such moneys in a Rebate Account to be held by the Clerk-Treasurer in trust for such purpose.

(e) All officials, officers, members, employees, and agents of the Town are hereby authorized and directed to provide certifications of facts and estimates that are material to the reasonable expectations of the Town as of the date that the Bonds or BANs are issued, and to make covenants on behalf of the Town evidencing the commitments made herein and to do all such other acts necessary or appropriate to carry out this Ordinance. In particular and without limiting the foregoing, any and all appropriate officials, officers, members, employees, and agents of the Town are authorized to certify and/or enter into covenants on behalf of the Town regarding (i) the facts and circumstances and reasonable expectations of the Town as of the date that the Bonds or BANs are issued, and (ii) the commitments made herein by the Town regarding the amount and use of the proceeds of the Bonds or BANs.

(f) The Clerk-Treasurer is hereby authorized to employ consultants and attorneys from time to time to advise the Town with respect to the requirements under federal law for the continuing preservation of the exclusion of interest on the Bonds or BANs from gross income for purposes of federal income taxation, as described in this Section 23.

Section 24. Supplemental Ordinances. Without notice to or consent of the owners of the bonds herein authorized, the Town may, from time to time and at any time, adopt an ordinance or ordinances supplemental hereto (which supplemental ordinance or ordinances shall thereafter form a part hereof) for any of the following purposes:

- (i) To cure any ambiguity or formal defect or omission in this Ordinance or in any supplemental ordinance or to make any other change authorized herein;
- (ii) To grant to or confer upon the owners of the Bonds or BANs herein authorized any additional benefits, rights, remedies, powers, authority, or security that may lawfully be granted to or conferred upon the owners of the Bonds or BANs herein authorized or to make any change which, in the judgment of the Town, is not to the prejudice of the owners of the Bonds or BANs;
- (iii) To modify, amend, or supplement this Ordinance to permit the qualification of the Bonds or BANs for sale under the securities laws of the United States of America or of any of the states of the United States of America or to obtain or maintain bond insurance with respect to payments of principal of and interest on Bonds or BANs;
- (iv) To provide for the refunding or advance refunding of the Bonds or BANs;
- (v) To procure a rating on the Bonds from a nationally recognized securities rating agency or agencies designated in such supplemental ordinance if such supplemental ordinance will not adversely affect the owners of the Bonds or BANs; and
- (vi) Any other purpose which, in the judgment of the Town, does not adversely affect the interests of the owners of the Bonds or BANs.

Subject to the terms and provisions contained in this Section 24, and not otherwise, the owners of not less than sixty-six and two-thirds percent (66-2/3%) in aggregate principal amount of the Bonds or BANs issued pursuant to this Ordinance and then outstanding shall have the right, from time to time, anything contained in this Ordinance to the contrary notwithstanding, to consent to and approve the adoption by the Town of such ordinance or ordinances supplemental hereto as shall be deemed necessary or desirable by the Town for the purpose of modifying, altering, amending, adding to, or rescinding in any particular any of the terms or provisions contained in this Ordinance, or in any supplemental ordinance; provided, however, that if any Bonds or BANs are sold to the Authority as part of its IFA Program, the Town shall obtain the prior written consent of the Authority; and provided, further, that nothing herein contained shall permit or be construed as permitting:

- (a) An extension of the maturity of the principal of or interest on any Bond or BAN issued pursuant to this Ordinance; or
- (b) A reduction in the principal amount of any Bond or BAN or the redemption premium or the rate of interest thereon; or
- (c) The creation of a lien upon or a pledge of the revenues of the waterworks ranking prior to the pledge thereof created by this Ordinance; or

(d) A preference or priority of any Bond or Bonds (or BAN or BANs) issued pursuant to this Ordinance over any other Bond or Bonds (or BAN or BANs) issued pursuant to the provisions of this Ordinance; or

(e) A reduction in the aggregate principal amount of the Bonds or BANs required for consent to such supplemental ordinance; or

(f) The extension of mandatory sinking fund redemption dates, if any; or

(g) A reduction in the Reserve Requirement.

The owners of not less than sixty-six and two-thirds percent (66-2/3%) in aggregate principal amount of the Bonds or BANs outstanding at the time of adoption of such supplemental ordinance shall have consented to and approved the adoption thereof by written instrument to be maintained on file in the office of the Clerk-Treasurer. No owner of any Bonds or BANs issued pursuant to this Ordinance shall have any right to object to the adoption of such supplemental ordinance or to object to any of the terms and provisions contained therein or the operation thereof, or in any manner to question the propriety of the adoption thereof, or to enjoin or restrain the Town or its officers from adopting the same, or from taking any action pursuant to the provisions thereof. Upon the adoption of any supplemental ordinance pursuant to the provisions of this Section, this Ordinance shall be, and shall be deemed, modified and amended in accordance therewith, and the respective rights, duties, and obligations under this Ordinance of the Town and all owners of Bonds or BANs issued pursuant to the provisions of this Ordinance then outstanding shall thereafter be determined, exercised, and enforced in accordance with this Ordinance, subject in all respects to such modifications and amendments. Notwithstanding anything contained in the foregoing provisions of this Ordinance, the rights and obligations of the Town and of the owners of the Bonds or BANs authorized by this Ordinance, and the terms and provisions of the Bonds or BANs and this Ordinance, or any supplemental ordinance, may be modified or altered in any respect with the consent of the Town and the consent of the owners of all the Bonds or BANs issued pursuant to this Ordinance then outstanding.

Section 25. Repeal of Conflicting Ordinances. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

Section 26. Compliance with Tax Sections. Notwithstanding any other provisions of this Ordinance, the covenants and authorizations contained in this Ordinance ("Tax Sections") which are designed to preserve the tax-exempt status of interest on the Bonds or BANs or the exclusion of interest on the Bonds or BANs from gross income under federal law ("Tax Exemption") need not be complied with if the Town receives an opinion of nationally recognized bond counsel that any Tax Section is unnecessary to preserve the Tax Exemption.

Section 27. Disclosure. The Bonds (other than Bonds sold to the Authority as part of its IFA Program) may be offered and sold pursuant to an Official Statement with respect to the Bonds (the "Official Statement"), to be made available and distributed in such manner, at such times, for such periods and in such number of copies as may be required pursuant to Rule 15c2-12 promulgated by the United States Securities and Exchange Commission (the "Rule") and any and all applicable rules and regulations of the Municipal Securities Rulemaking Board. The Town

Council hereby authorizes the Town Council President and Clerk-Treasurer: (a) to authorize and approve a Preliminary Official Statement, as the same may be appropriately confirmed, modified, and amended for distribution as the Preliminary Official Statement of the Town; (b) on behalf of the Town, to designate the Preliminary Official Statement a “final” Official Statement with respect to the Bonds, subject to completion as permitted by and otherwise pursuant to the Rule; and (c) to authorize and approve the Preliminary Official Statement to be placed into final form and to enter into such agreements or arrangements as may be necessary or advisable in order to provide for the distribution of a sufficient number of copies of the Official Statement under the Rule. The Town Council President and the Clerk-Treasurer are further authorized to execute an agreement in connection with the offering of the Bonds in accordance with the Rule by which the Town agrees to undertake such continuing disclosure obligations as may be required under the Rule.

Section 28. Further Actions. The Town Council hereby requests, authorizes, and directs the Town Council President and the Clerk-Treasurer, and each of them, for and on behalf of the Town, to prepare, execute, and deliver any and all other instruments, letters, certificates, agreements, and documents as are determined to be necessary or appropriate to consummate the transactions contemplated by this Ordinance, and such determination shall be conclusively evidenced by the execution thereof. The instruments, letters, certificates, agreements, and documents necessary or appropriate to consummate the transactions contemplated by this Ordinance shall, upon execution, as contemplated herein, constitute the valid and binding obligations or representations and warranties of the Town, the full performance and satisfaction of which by the Town is hereby authorized and directed.

Section 29. Payments on Holidays. If the date of making any payment or the last date for performance of any act or the exercising of any right, as provided in this Ordinance, shall be a legal holiday or a day on which banking institutions in the Town or the City in which the Registrar and Paying Agent is located are typically closed, such payment may be made or act performed or right exercised on the next succeeding day not a legal holiday or a day on which such banking institutions are typically closed, with the same force and effect as if done on the nominal date provided in this Ordinance, and no interest shall accrue for the period after such nominal date.

Section 30. Partial Invalidity. If any section, paragraph or provision of this Ordinance 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 Ordinance.

Section 31. Captions. The captions in this Ordinance are inserted only as a matter of convenience and reference, and such captions are not intended and shall not be construed to define, limit, establish, interpret or describe the scope, intent or effect of any provision of this Ordinance.

Section 32. Effectiveness. This Ordinance shall be in full force and effect from and after its passage.

All of which is passed and adopted this 3rd day of February, 2026, by the Town Council of the Town of Crothersville, Jackson County, Indiana.

TOWN COUNCIL OF THE TOWN OF
CROTHERSVILLE, INDIANA

Jerry Richey
President

Chad Wilcox
Member

[Signature]
Member

Joan Hill
Member

[Signature]
Member

ATTEST:

Dan Foster
Clerk-Treasurer

EXHIBIT A

Project Description

The Project shall include the construction, acquisition, renovation, installation, and equipping of improvements to the waterworks system of the Town, including all or any portion of the following water treatment plant improvements and any and all project and improvements related to the above, as well as those items as provided on the Preliminary Engineering Report (provided by IFA pursuant to the IFA Program).

EXHIBIT B

Form of Financial Assistance Agreement

[Attached]



Drinking Water System Improvements PER – Crothersville, IN

Appendix L

Estimated Project Costs Alternate B
Estimated Project Costs Alternate C

CROTHERSVILLE WATER SYSTEM PER
ALTERNATE B
WATER TREATMENT PLANT

Item	Description	Unit	Unit Cost	Qty	Amount
<u>Treatment Plant</u>					
1	High Service Pump Replacement / Piping Modifications / Electrical	Lump Sum	\$ 220,000.00	1	\$ 220,000.00
2	SCADA Midifications	Lump Sum	\$ 25,000.00	1	\$ 25,000.00
3	Valve Exerciser	Each	\$ 14,000.00	1	\$ 14,000.00
				Subtotal	\$ 259,000.00
<u>Filtration System</u>					
1	Filter Tank Removal & New System	Lump Sum	\$ 1,350,000.00	1	\$ 1,350,000.00
2	Building Expansion for New Filters	Lump Sum	\$ 355,981.60	1	\$ 355,981.60
3	Temporary Treatment	Weekly	\$ 30,000.00	4	\$ 120,000.00
				Subtotal	\$ 1,825,981.60
<u>Chlorine Injection System</u>					
1	Rehabilitate Access Door / paint and rehab inte	Lump Sum	\$ 4,000.00	1	\$ 4,000.00
2	Lower Leak Detector	Lump Sum	\$ 5,000.00	1	\$ 5,000.00
3	Provide New Vent Fan/Lower/ Remove old Ve	Lump Sum	\$ 10,000.00	1	\$ 10,000.00
4	Replace Corroded Injection Piping / Componen	Lump Sum	\$ 5,000.00	1	\$ 5,000.00
5	Replace Heater Electric Panel	Lump Sum	\$ 2,000.00	1	\$ 2,000.00
6	Replace Injection tap components to Transmiss	Lump Sum	\$ 1,500.00	1	\$ 1,500.00
				Subtotal	\$ 27,500.00
<u>Misc. Building Rehabilitation</u>					
1	Clean, repaint Interior and Piping as needed	Lump Sum	\$ 35,000.00	1	\$ 35,000.00
2	Replace Lab Sink / Restroom Fixtures	Lump Sum	\$ 4,000.00	1	\$ 4,000.00
3	Replace Air Conditioning Unit	Lump Sum	\$ 20,000.00	1	\$ 20,000.00
4	Repair Fascia and provide gutters	Lump Sum	\$ 18,000.00	1	\$ 18,000.00
				Subtotal	\$ 77,000.00
<u>Filter Backwash Lift Station Rehabilitation</u>					
1	Pump Replacements	Lump Sum	\$ 25,000.00	1	\$ 25,000.00
2	Electrical Panel Replacement	Lump Sum	\$ 22,000.00	1	\$ 22,000.00
				Subtotal	\$ 47,000.00
Treatment Plant SUBTOTAL					\$ 2,236,481.60

CROTHERSVILLE WATER SYSTEM PER
ALTERNATE B

DRINKING WATER DISTRIBUTION SYSTEM REHABILITATION

Item	Description	Unit	Unit Cost	Qty	Amount
1	Traffic Maintenance	Lump Sum	\$ 55,000.00	1	\$ 55,000.00
2	Utility Coordination	Lump Sum	\$ 60,000.00	1	\$ 60,000.00
3	6" Water Main	Lft	\$ 140.00	20,200	\$ 2,828,000.00
4	3/4" Service Line	Lft	\$ 19.00	9,500	\$ 180,500.00
5	Excavation	Cys	\$ 29.00	11,004	\$ 319,115.34
6	Structure Backfill	Cys	\$ 73.00	11,004	\$ 803,290.35
7	HMA Patching	Tons	\$ 150.00	4,415	\$ 662,200.00
8	Tapping Sleeves and Valves	Each	\$ 9,200.00	60	\$ 552,000.00
9	Remove Fire Hydrants	Each	\$ 2,000.00	64	\$ 128,000.00
10	Fire Hydrants with tap of existing main	Each	\$ 12,500.00	28	\$ 350,000.00
11	Fire Hydrant Replacement in place	Each	\$ 7,200.00	36	\$ 259,200.00
12	Fire Hydrants, new on new mains	Each	\$ 8,200.00	26	\$ 213,200.00
13	Fire Hydrant Extensions	Each	\$ 2,500.00	3	\$ 7,500.00
14	6" Gate Valves	Each	\$ 1,300.00	67	\$ 87,533.33
15	4" Insertion Valves	Each	\$ 7,000.00	6	\$ 42,000.00
16	6" Insertion Valves	Each	\$ 8,500.00	33	\$ 280,500.00
17	8" Insertion Valves	Each	\$ 12,500.00	5	\$ 62,500.00
18	10" Insertion Valves	Each	\$ 20,000.00	7	\$ 140,000.00
19	Service Reconnects for new Mains/Service Line Replacement	Each	\$ 1,650.00	365	\$ 602,250.00
20	Meter Replacement with Remote Read Retrofit of Meters	Each	\$ 275.00	775	\$ 213,125.00
21	Remote Read Gateway & Software Setup	Each	\$ 36,500.00	1	\$ 36,500.00
22	Abandon Existing 4" Lines, Cuts & Caps	Lump Sum	\$ 45,000.00	1	\$ 45,000.00
23	Exploratory Excavation	Lump Sum	\$95,000.00	1	\$ 95,000.00
24	Restoration	Lump Sum	\$ 55,000.00	1	\$ 55,000.00
25	Curb / Storm Repair / Misc Repair	Lump Sum	\$ 160,000.00	1	\$ 160,000.00
			Distribution	SUBTOTAL	\$ 8,237,414.03

CROTHERSVILLE WATER SYSTEM PER
ALTERNATE B

WELL PRODUCTION REHABILITATION & TOWER ITEMS

<u>Item</u>	<u>Description</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Qty</u>	<u>Amount</u>
<u>Well #2</u>					
1	Abandon Well per IDEM Requirements	Lump Sum	\$ 20,000.00	1	\$ 20,000.00
2	Demolish Building	Lump Sum	\$ 12,500.00	1	\$ 12,500.00
				SubTotals	\$ 32,500.00
<u>Well #3</u>					
1	Abandon Well per IDEM Requirements	Lump Sum	\$ 15,000.00	1	\$ 15,000.00
2	Demolish Building	Lump Sum	\$ 10,000.00	1	\$ 10,000.00
				SubTotals	\$ 25,000.00
<u>Well #4</u>					
1	Well Rehabilitation - Clean Well	Lump Sum	\$ 25,000.00	1	\$ 25,000.00
2	Replace Pump	Lump Sum	\$ 40,000.00	1	\$ 40,000.00
3	Replace Electrical Components	Lump Sum	\$ 30,000.00	1	\$ 30,000.00
4	Paint Building Door/ Fascia	Lump Sum	\$ 4,000.00	1	\$ 4,000.00
				SubTotals	\$ 99,000.00
<u>New Well #5</u>					
1	Well Development	Lump Sum	\$ 97,600.00	1	\$ 97,600.00
2	CSO Outfall Modifications	Lump Sum	\$ 97,551.00	1	\$ 97,551.00
3	New Well, Site Piping, SCADA, Electrical, etc	Lump Sum	\$ 426,953.00	1	\$ 426,953.00
				SubTotals	\$ 622,104.00
			WELL WORK	SUBTOTAL	\$ 778,604.00
<u>Water Tower</u>					
1	SCADA Panel Replacement	Lump Sum	\$ 17,000.00	1	\$ 17,000.00
2	Site Security Fencing	Lump Sum	\$ 22,000.00	1	\$ 22,000.00
				SubTotals	\$ 39,000.00
<u>New Water Tower</u>					
1	75,000 gallon Water Tower/Site Work/Foundation	Lump Sum	\$ 1,300,700.00	1	\$ 1,300,700.00
			SubTotals	\$ 1,300,700.00	
			TOWER SUBTOTAL	\$ 1,339,700.00	
				SubTotals	\$ 1,339,700.00
			TOWER & WELL	SUBTOTAL	\$ 2,118,304.00

Construction Cost TOTAL **\$ 12,592,199.63**

Mobilization and Demobilization \$ 503,687.99

CONSTRUCTION SUBTOTAL **\$ 13,095,887.61**

Legal Counsel

Bond Counsel \$ 60,000.00

Local Counsel \$ 30,000.00

Grant Administration \$ 25,000.00

Engineering Costs

Geotechnical Investigation \$ 36,000.00

Design Engineering /Survey \$ 517,500.00

Inspection \$ 361,000.00

Contract Administration \$ 200,500.00

SUBTOTAL **\$ 1,230,000.00**

TOTAL **\$ 14,325,887.61**

CROTHERSVILLE WATER SYSTEM PER
ALTERNATE C
WATER TREATMENT PLANT

<u>Item</u>	<u>Description</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Qty</u>	<u>Amount</u>
1	Decommission Treatment Plant and Wellfield	Lump Sum	\$ 65,000.00	1	\$ 65,000.00
2	Rehab Well #4 connect to WWTP nonpot	Lump Sum	\$ 45,000.00	1	\$ 45,000.00
<i>SUBTOTAL</i>					<i>\$ 110,000.00</i>

DRINKING WATER DISTRIBUTION SYSTEM REHABILITATION

<u>Item</u>	<u>Description</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Qty</u>	<u>Amount</u>
1	Traffic Maintenance	Lump Sum	\$ 45,000.00	1	\$ 45,000.00
2	Utility Coordination	Lump Sum	\$ 40,000.00	1	\$ 40,000.00
3	12" Water Main Replacement of Stucker Fork	Lft	\$ 190.00	11,000	\$ 2,090,000.00
4	6" Water Main	Lft	\$ 140.00	20,200	\$ 2,828,000.00
5	3/4" Service Line	Lft	\$ 19.00	9,500	\$ 180,500.00
6	Excavation	Cys	\$ 29.00	11,755	\$ 340,909.38
7	Structure Backfill	Cys	\$ 73.00	9,375	\$ 684,396.16
8	HMA Patching	Tons	\$ 150.00	4,415	\$ 662,200.00
9	Tapping Sleeves and Valves	Each	\$ 9,200.00	60	\$ 552,000.00
10	Remove Fire Hydrants	Each	\$ 2,000.00	64	\$ 128,000.00
11	Fire Hydrants with tap of existing main	Each	\$ 12,500.00	28	\$ 350,000.00
12	Fire Hydrant Replacement in place	Each	\$ 7,200.00	36	\$ 259,200.00
13	Fire Hydrants, new on new mains	Each	\$ 8,200.00	36	\$ 295,200.00
14	Fire Hydrant Extensions (adjustment to grade)	Each	\$ 2,500.00	3	\$ 7,500.00
15	6" Gate Valves	Each	\$ 1,300.00	67	\$ 87,533.33
16	4" Insertion Valves	Each	\$ 7,000.00	6	\$ 42,000.00
17	6" Insertion Valves	Each	\$ 8,500.00	33	\$ 280,500.00
18	8" Insertion Valves	Each	\$ 12,500.00	5	\$ 62,500.00
19	10" Insertion Valves	Each	\$ 20,000.00	7	\$ 140,000.00
20	System Control Valves (SCADA)	Lump Sum	\$ 75,000.00	1	\$ 75,000.00
21	12" Gate Valves	Each	\$ 10,200.00	10	\$ 102,000.00
22	Service Reconnects for new Mains	Each	\$ 1,650.00	365	\$ 602,250.00
23	Meter Replacement with Remote Read Meters	Each	\$ 275.00	775	\$ 213,125.00
24	River Crossing - 10" Water Main and Casing	Lft	\$ 600.00	500	\$ 300,000.00
25	Abandon Existing 4" Lines, Cuts & Caps	Lump Sum	\$ 45,000.00	1	\$ 45,000.00
26	Exploratory Excavation	Lump Sum	\$ 95,000.00	1	\$ 95,000.00
27	Restoration (General Site)	Lump Sum	\$ 55,000.00	1	\$ 55,000.00
28	Curb / Storm Repair / Misc Repair	Lump Sum	\$ 160,000.00	1	\$ 160,000.00
29	Valve Exerciser	Each	\$ 6,500.00	1	\$ 6,500.00
<i>SUBTOTAL</i>					<i>\$ 10,729,313.8</i>

CROTHERSVILLE WATER SYSTEM PER ALTERNATE C

WATER TOWER REHABILITATION & NEW TOWER AND ADDITIONAL ITEMS

<u>Item</u>	<u>Description</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Qty</u>	<u>Amount</u>
	<u>Water Tower</u>				
1	SCADA Panel Replacement	Lump Sum	\$ 12,000.00	1	\$ 12,000.00
2	Site Security Fencing	Lump Sum	\$ 16,000.00	1	\$ 16,000.00
3	Chlorine Injection Sysetm/ Building	Lump Sum	\$ 110,000.00	1	\$ 110,000.00
4	Altitude Valve	Lump Sum	\$ 85,000.00	1	\$ 85,000.00
				Item Subtotal	\$ 223,000.00
	<u>New Water Tower</u>				
1	75,000 Gallon Water Tower/Site Work/Foundat	Lump Sum	\$ 1,300,700.00	1	\$ 1,300,700.00
				Item Subtotal	\$ 1,300,700.00
				<u>SUBTOTAL</u>	\$ 1,523,700.00

<u>Construction Cost TOTAL</u>	\$ 12,363,013.88
Mobilization and Demobilization	\$ 618,150.69
10% Contingency	\$ 1,236,301.39
<u>SUBTOTAL</u>	\$ 14,217,465.96

Miscellaneous Cost

Legal Counsel

Bond Counsel	\$60,000.00
Local Counsel	\$30,000.00
Grant Administration	\$25,000.00
Financial Consultant	\$35,000.00

Engineering Costs

Geotechnical Investigation	\$36,000.00
Design Engineering /Survey	\$ 981,005.15
Inspection	\$ 497,611.31
Contract Administration	\$ 412,306.51

<u>SUBTOTAL</u>	<u>\$2,076,922.97</u>
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<u>SUBTOTAL</u>	<u>\$16,294,388.93</u>
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Phase 1 funded by READI funds	1,300,700
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TOTAL	\$14,993,688.93
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Appendix M

Preliminary Design Summary

**Attachment E: DWSRF Loan Program
Preliminary Design Summary**

List existing and proposed design information.

1. General information

Project name: Crothersville Drinking Water System Improvements

2. Design information

2.1. Current population: 1,500

2.2. Design year and population: 2,103

2.3. Average Design Flow:

2.3.1. Domestic: 162,000 gpd (estimated)

2.3.2. Commercial: 2,500 gpd (estimated)

2.3.3. Industrial: 2,500 gpd (estimated)

2.4. Peak design flow:

3. Water supply

3.1. Surface water

3.1.1. Location: NA

3.1.2. Type: NA

3.1.3. Volume: NA

3.2. Ground water:

3.2.1. Number of wells: Three (3); Two (2) operational

3.2.2. Location:

3.2.3. Type and diameter Well #2 – xx”; Well #4 – 18”

3.2.4. Capacity: Well #2 (193 gpm); Well #4 (350 gpm)

3.2.5. Well house:

3.2.6. Aquifer type: Unconfined

3.3. Emergency power:

4. Flow meters

4.1. Type:

4.2. Location:

5. Treatment

5.1. Provide raw water analysis

5.2. Pumps

5.2.1. Number: 2

5.2.2. Capacity: 315 (gpm, single pump)

5.3. Clarification

5.3.1. Rapid mixing

5.3.1.1. Number: NA

5.3.1.2. Size: NA

5.3.1.3. Detention time: NA

5.3.2. Flocculation

5.3.2.1. Number: NA

5.3.2.2. Size: NA

5.3.2.3. Detention time: NA

5.3.2.4. Flocculation speed: NA

5.3.2.5. Velocity: NA

5.3.3. Sedimentation

5.3.3.1. Number: NA

5.3.3.2. Size: NA

5.3.3.3. Detention: NA

5.3.3.4. Baffle location: NA

5.3.3.5. Overflow rate: NA

5.3.3.6. Velocity: NA

5.3.3.7. Sludge removal: NA

5.4. Filtration

5.4.1. Type: Low pressure (anthracite media)

5.4.2. Number and size of units: 1

5.4.3. Peak flow rate: 350 gpm

5.4.4. Average flow rate: 115 gpm (from MROs)

5.4.5. Backwash rate:

5.4.6. Backwash pumps (number and capacity):

5.4.7. Backwash tank capacity:

5.4.8. Wastewater tank capacity:

5.4.9. Method of cleaning:

5.4.10. Disposal of backwash solids:

5.5. Aeration

5.5.1. Type: NA

5.5.2. Loading rate: NA

5.6. Iron and Manganese Control

5.6.1. Type: NA

5.7. Softening

5.7.1. Type: NA

5.7.2. Chemical feed location:

5.7.3. Sludge removal and disposal method:

5.7.4. Number and size of brine tank:

5.7.5. Brine waste disposal:

6. Disinfection

6.1. Type of disinfectant used: Chlorine

6.2. Type of chemical feed system: Gas

6.3. Capacity:

6.4. Disinfectant dosage:

6.5. Contact time:

6.6. Point of application:

6.7. Automatic switchover:

6.8. Ventilation provided:

6.9. Safety equipment:

6.10. Testing equipment:

6.11. Housing:

7. Controls

7.1. Type:

8. Water storage

8.1. Type: Elevated

8.2. Number: 1

8.3. Capacity: 300,000

8.4. High and low water level: 135 ft

8.5. Elevation at bottom of tank: 105 ft

8.6. Available pressure: 130 ft (operating head)

8.7. Booster pump: NA

9. Distribution system

9.1. Type of pipematerial: PVC, Ductile Iron

9.2. Diameter and lengths: 4" – 29,791 lf; 6"-31,876 lf; 8"-20,797 lf; 10"-2,973 lf; 12"- 481 lf.

9.3. Number of hydrants: 481

9.4. Number and size of valves: unknown

9.5. Separation distance from sanitary sewers:

9.6. Separation distance from other water mains:

9.7. Fire protection:

10. Miscellaneous

10.1. Laboratory equipment:

10.2. Safety equipment:

10.3. Fence location and type:

10.4. Emergency power:

10.5. Sampling facilities:

10.6. Utility building:



Drinking Water System Improvements PER – Crothersville, IN

Appendix N

Acceptance Resolution

SAMPLE

PER Acceptance Resolution

Whereas, the Town Council of Crothersville, Indiana, has caused a Preliminary Engineering Report ("PER"), dated November 22, 2021 and revised March 23, 2023, to be prepared by the consulting firm of FPBH, Inc.; and

Whereas, said PER has been presented to the public at a public hearing held on April 4, 2023, at the Crothersville Town Hall, for public comment; and

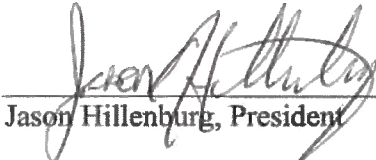
Whereas, the Crothersville Town Council finds that there was not sufficient evidence presented in objection to the recommended project in the PER.

Now, therefore be it resolved that:

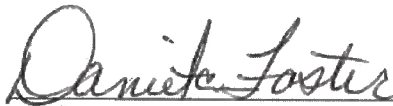
1. The PER dated November 22, 2021 and revised March 23, 2023 be approved and adopted by the Crothersville Town Council; and
2. Said PER be submitted to the USDA RD/State Revolving Fund Loan Program/OCRA for review and approval.

Adopted and Passed by the Town Council of Crothersville, Indiana, this 4th day of April, of 2023.

Crothersville Town Council


Jason Hillenburg, President

Attest:


Danieta Foster Clerk/Treasurer



Drinking Water System Improvements PER – Crothersville, IN

Appendix O

Authorized Representative Resolution

SAMPLE

2023-2

Signatory Authorization Resolution

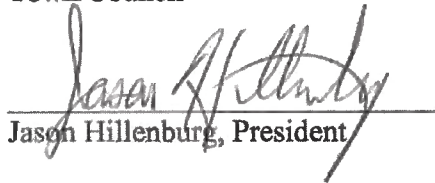
Whereas, the Town Council of Crothersville, Indiana, (the "Participant") has plans for a water infrastructure improvement project to meet State and Federal regulations and the Participant intends to proceed with the construction of such project:

Now, therefore, be it resolved by the Crothersville Town Council, the governing body of the Participant, that:

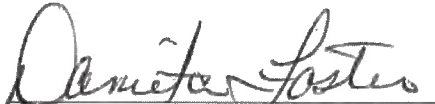
1. Administrative Resources Association be authorized to make application for a State Revolving Fund Loan ("SRF Loan")/United States Department of Agriculture Rural Development (USDA RD)/Indiana Office of Community and Rural Affairs (OCRA)/United States Economic Development Administration (US EDA) and provide the SRF/USDA RD Loan Program and OCRA/US EDA Grant Program and such information, data and documents pertaining to the loan process as may be required, and otherwise act as the authorized representative of the Participant; and
2. The Participant agrees to comply with State and Federal requirements as they pertain to the SRF/USDA RD Loan Program and OCRA/US EDA Grant Program; and
3. Two certified copies of this Resolution be prepared and submitted as part of the Participant's Preliminary Engineering Report.

Adopted and Passed by the Town Council of the Drinking Water Utility of Crothersville, Indiana, this 4th day of April of 2023.

Town Council


Jason Hillenburg, President

Attest:


Danieta Foster, Clerk/Treasurer

Appendix O



Drinking Water System Improvements PER – Crothersville, IN

Appendix P

Short Lived Assets

CROTHERSVILLE, IN
DRINKING WATER IMPROVEMENTS PROJECT
Preliminary Engineering Report

Short Lived Assets

<u>Types of Reserves</u>	<u>Description of Asset</u>	<u>Replacement Cost</u>	<u>Annual Reserve</u>
10-15 years	Altitude Valve Controls, VFDs and PLC	\$ 40,000.00	\$ 2,700.00
10-15 years	Chlorination Equipment / Feed Pumps	\$ 10,000.00	\$ 700.00
15-20	Remote Read Meter System	\$ 95,000.00	\$ 4,800.00
15-20 years	Tower Maintenance (2)	\$ 100,000.00	\$ 5,000.00
TOTAL			\$ 13,200.00



Drinking Water System Improvements PER – Crothersville, IN

Appendix Q

Hearing Minutes

Public Hearing Minutes
Town of Crothersville, Indiana
Drinking Water System Improvements Project
Preliminary Engineering Report
Hearing Date: April 4, 2023
Location: Crothersville Town Hall

The Public hearing was called to order by Council President Jason Hillenburg.

Council President Jason Hillenburg turned the hearing over to Dan Wright at FPBH, Inc. to explain the PER.

Mr. Brown with FPBH, Inc. passed out a summary of the PER along with the most current cost estimate to the council, Clerk Treasurer and anyone else that wanted one. An attendance sheet was passed around to be signed by all in attendance then Mr. Wright explained the contents of the PER.

Mr. Wright then took any questions from the Public and the following questions were asked.

1. Mr. Kovener asked the location of the new water tower? It was stated it would be at the entrance of the industrial park on property already owned by Crothersville.
2. Mr. Kovener asked if the existing main from Stucker Fork would be upgraded? It was stated that the existing main will not need to be upsized and replaced with this alternative.
3. Mr. Kovener asked if the aged lines and valves are included in this project? It was stated that yes, these lines and valves are included.
4. Mr. Zach Spicer asked about funding and cost of the project? It was stated that most of the funding would be from SRF loan and hopefully some BIL money. The cost estimate was also given.
5. Mr. Zach Spicer asked if rates would go up? It was stated that rates would probably go up some but hopeful that the BIL money help with the significant increase.
6. Mr. Greathouse asked about USDA funding for Lead Pipes? This process was explained by Mr. Wright.

With no other comments, a motion was made and seconded with a unanimous vote to adjourn the Public Hearing.

[illegible]

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