

Town of Culver Stellar Community Quarterly Report

September 11, 2019 – January 22, 2020

Culver Town Hall, 200 E Washington Street

Prepared by Jonathan Leist, Town Manager



STELLAR



2017
STRATEGIC
INVESTMENT
PLAN

PEOPLE
COMMUNITY
PARKS
BUSINESSES
SCHOOLS
TOWN
AMENITIES
RESOURCES
LAKE
EVENTS
IDEAS



YEAR ROUND



STELLAR TOWN YEAR ROUND

Stellar Committee and Project Group Meetings

| | |
|------------|---|
| 09-16-2019 | Paddocks Construction Site Visit |
| 09-25-2019 | Beach Lodge construction meeting |
| 09-26-2019 | Cavalier Park construction meeting |
| 10-02-2019 | INDOT / MAGOC Quarterly tracking meeting (all projects) |
| 10-09-2019 | Beach Lodge construction meeting |
| 10-23-2019 | Beach Lodge construction meeting |
| 11-13-2019 | Beach Lodge construction meeting |
| 11-27-2019 | Beach Lodge construction meeting |
| 12-11-2019 | Beach Lodge construction meeting |
| 01-07-2020 | INDOT / MAGOC Quarterly tracking meeting (all projects) |
| 01-08-2020 | Beach Lodge construction meeting |
| 01-22-2020 | Beach Lodge construction meeting |

Related Stellar Meetings & Presentations

| | |
|------------|---|
| 09-11-2019 | Groundbreaking for the Paddocks Housing Development |
| 11-12-2019 | Marshall County Crossroads stellar application presentation in Indianapolis |
| 11-13-2019 | MACOG panel presentation on Placemaking in Nappanee |
| 11-26-2019 | MCCF Lily Gift VII planning meeting |
| 12-12-2019 | MACOG EMAP focus group |
| 12-19-2019 | Marshall County Crossroads Stellarbration in Argos |
| Ongoing | Marshall County Broadband Planning Committee Meeting |
| Ongoing | Marshall County Crossroads Regional Planning Committee |

Community Awareness

| | |
|------------|--|
| Ongoing | Stellar Update on the agenda of every town council meeting (2 nd and 4 th Tuesday of the month) |
| Ongoing | Regular updates via Stellar Communities Facebook, website, twitter, and email listserve |
| 09-26-2019 | Public information session on all INDOT projects at the Depot in Culver Park |
| 10-09-2019 | Provided a stellar update at Lions Club meeting |
| 10-09-2019 | Provided community background and stellar update at Marshall County Leadership program |
| 11-06-2020 | Marshall County Crossroads stellar presentation at County Development for the Future |
| 12-16-2019 | Stellar Newsletter distributed via listserv email, website, and Facebook, updating progress on stellar related projects over the last 4 months |
| 12-16-2019 | Participated in interview with AIM on small town innovations and discussed stellar designation |

Staff & Elected Officials Training

| | |
|------------|---|
| 09-12-2019 | IEDA Regional Conference – Rural Economic Development |
| 01-22-2020 | AIM NEO Training |
| 01-21-2020 | AIM Clerk-Treasurer School |

Key Upcoming Dates

| | |
|------------|---|
| 03-31-2020 | Substantial completion of Beach Lodge Project |
| 03-31-2020 | Substantial completion of Beach Lodge Project |
| 04-01-2020 | Stage 3 Design for SR 10 Sidewalks |
| 05-01-2020 | Stage 3 Design for West Jefferson Gateway |
| 05-08-2020 | Anticipated final environmental document approval for Lake Max Trails |

Original SIP Timelines

| PROJECT | 2018 | | | | 2019 | | | | 2020 | | | | 2021 | | | |
|---------------------------------------|-----------------|-----------|-------------------------------|-----------|----------------------|-----------|----------------|-----------|--------------|--------------|----|--------------|------|----|----|----|
| | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
| Sand Hill Farm Development | Grant App | Contracts | Design | | Construction Phase 1 | | | | | | | | | | | |
| Lake Max Bicycle and Pedestrian Trail | Grant App | Contracts | Design / Environmental | | | | Right of Way | | Construction | | | | | | | |
| Beach Lodge Renovation | Grant App | Contracts | Design | | Construction | | | | | | | | | | | |
| West Jefferson Street Gateway | | | | | | | | Grant App | Contracts | Design | | Construction | | | | |
| State Road 10 Sidewalks | | | Grant App | Contracts | Design | | Construction | | | | | | | | | |
| Cavalier Park | | | | | | Grant App | Contracts | Design | | Construction | | | | | | |
| Lake Max Accessibility | Review with DNR | | Planning/Grant Application(s) | | | | Implementation | | | | | | | | | |

Financial Information

INDOT PROJECT FUNDING MATRIX

| Project | Cost by Year | | | | Total Funding by Organization | | | | | | Total Cost |
|--------------------|--------------|---------------|--------------|-----------------|-------------------------------|---------------|--|-----------------|-------|--------------|-----------------|
| | 2018 | 2019 | 2020 | 2021 | CRC | Town | OCRA | INDOT | IHCDA | Other | |
| SR 10 Sidewalks | \$ 15,000.00 | \$ 630,000.00 | \$ - | \$ 235,000.00 | \$ 56,000.00 | \$ - | \$ - | \$ 224,000.00 | \$ - | \$ - | \$ 280,000.00 |
| Trail | \$ 30,000.00 | \$ 30,000.00 | \$ 90,000.00 | \$ 1,180,000.00 | \$ 234,000.00 | \$ - | \$ - | \$ 1,096,000.00 | \$ - | \$ 40,000.00 | \$ 1,370,000.00 |
| West Jefferson | \$ - | \$ 70,000.00 | \$ 80,000.00 | \$ 750,000.00 | \$ 170,000.00 | \$ - | \$ - | \$ 680,000.00 | \$ - | \$ - | \$ 850,000.00 |
| | | | | | \$ 460,000.00 | \$ - | \$ - | \$ 2,000,000.00 | \$ - | \$ 40,000.00 | \$ 2,500,000.00 |
| Local Cost by Year | | | | | | | | | | | |
| Project | Source | 2018 | 2019 | 2020 | 2021 | Total | Assumed \$10,000 per year from MCCF for portion of local match | | | | |
| SR 10 Sidewalks | CRC | \$ 3,000.00 | \$ 6,000.00 | | \$ 47,000.00 | \$ 56,000.00 | | | | | |
| Trail | CRC | \$ (4,000.00) | \$ 4,000.00 | \$ 8,000.00 | \$ 226,000.00 | \$ 234,000.00 | | | | | |
| West Jefferson | CRC | | \$ 4,000.00 | \$ 16,000.00 | \$ 150,000.00 | \$ 170,000.00 | | | | | |
| | | \$ (1,000.00) | \$ 14,000.00 | \$ 24,000.00 | \$ 423,000.00 | \$ 460,000.00 | | | | | |

| OCRA Grant Financial Summary | | | | |
|---|------------------------|-----------------|------------------|------------------|
| 1/22/2020 | | | | |
| Beach Lodge Renovation | | | | |
| | <u>Committed</u> | <u>Received</u> | <u>Spent</u> | <u>Remaining</u> |
| OCRA Funds | | | | |
| | 1,500,000.00 | 767,463.65 | 1,079,384.05 | 420,615.95 |
| Local Funds | | | | |
| General Fund | 160,000.00 | | 266,703.86 | (106,703.86) |
| CCD | 50,000.00 | | - | 50,000.00 |
| Union Township (\$10,000/year) | 30,000.00 | 10,000.00 | - | 30,000.00 |
| Redevelopment | 145,000.00 | | - | 145,000.00 |
| MC Community Foundation | 20,000.00 | | - | 20,000.00 |
| Total | 1,905,000.00 | | 1,346,087.91 | 558,912.09 |
| | | | | |
| | <u>Contract Amount</u> | <u>Spent</u> | <u>Remaining</u> | |
| Mosaic | 141,500.00 | 131,700.00 | 9,800.00 | |
| Priority Project | 43,000.00 | 35,000.00 | 8,000.00 | |
| Michiana Contract | 1,720,950.00 | 1,132,046.80 | 588,903.20 | |
| | 1,905,450.00 | 1,298,746.80 | 606,703.20 | |
| *The contract spent amount and total spent amount will not match as there are other expenses paid to other "non-contracted" vendors | | | | |
| | | | | |

| Cavalier Park | | | | |
|---|------------------------|-----------------|------------------|------------------|
| | <u>Committed</u> | <u>Received</u> | <u>Spent</u> | <u>Remaining</u> |
| OCRA Funds | | | | |
| | 500,000.00 | 204,898.81 | 216,388.97 | 283,611.03 |
| Local Funds | | | | |
| General Fund | - | | - | - |
| CCD | 40,000.00 | | 20,000.00 | 20,000.00 |
| Union Township (\$10,000/year) | 40,000.00 | 20,000.00 | 500.00 | 39,500.00 |
| MC Community Foundation | 20,000.00 | | - | - |
| Total | 600,000.00 | | 236,888.97 | 343,111.03 |
| | | | | |
| | | | | |
| | <u>Contract Amount</u> | <u>Spent</u> | <u>Remaining</u> | |
| Troyer Group | 82,000.00 | 78,543.04 | 3,456.96 | |
| Priority Project | 43,000.00 | 20,500.00 | 22,500.00 | |
| Thomas Excavating | 479,000.00 | 139,143.73 | 339,856.27 | |
| | 604,000.00 | 238,186.77 | 365,813.23 | |
| *The contract spent amount and total spent amount will not match as there are other expenses paid to other "non-contracted" vendors | | | | |
| | | | | |

Individual Project Updates

Sand Hill Farm & the Paddocks



Progress Report

- 09-11-2019 Groundbreaking for the Paddocks
- 09-13-2019 Building permits issued for townhomes, apartments, and community building at the Paddocks
- 09-26-2019 Developer closes on financing

09-27-2019 Developer begins construction on The Paddocks

01-22-2020 Current status of construction:

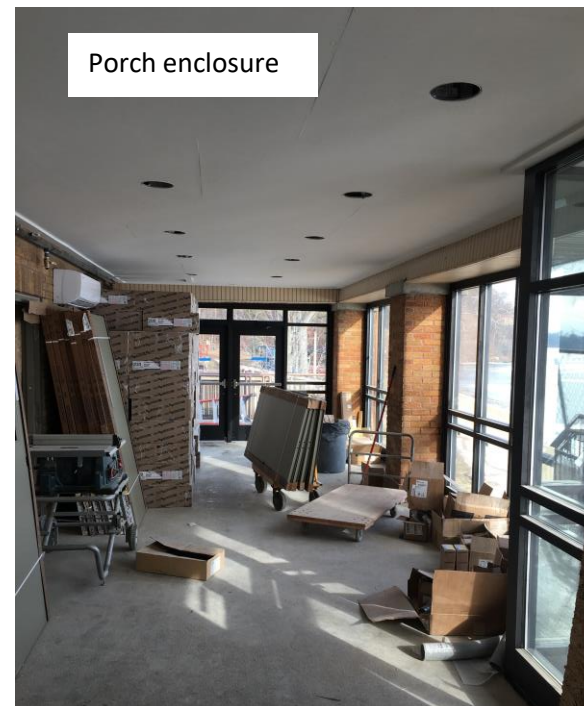
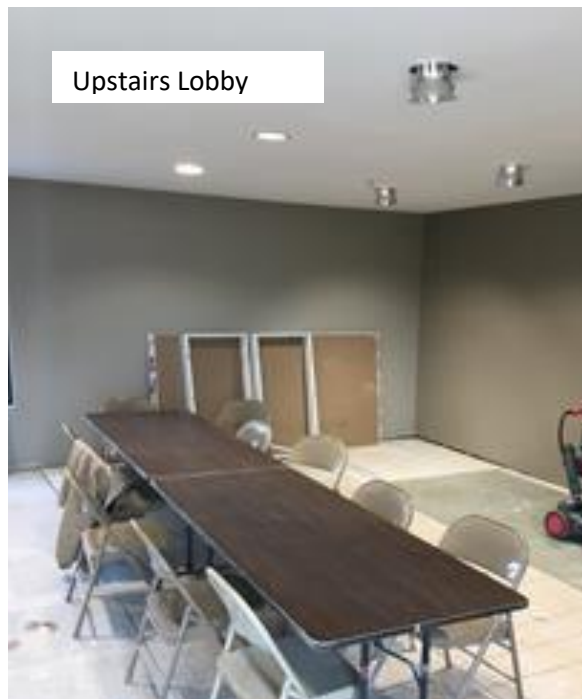
- Site grading is 90% complete
- Site sewer lines are underway
- Site storm lines are scheduled to start Monday 1/27/20
- First Townhome building is framed, partially roofed and has windows in place.
- As soon as the roof is complete, developer will be starting on interior rough-in for electric, plumbing & HVAC
- First-floor walls are in place and second floor framing will begin next week on the apartment building
- On the third building, the footings and frostwalls are in place and under slab infrastructure is nearly complete, slab will be poured soon
- Building pads for buildings four and five are ready
- Developer will be turning in the 4th construction draw on 1/24/20

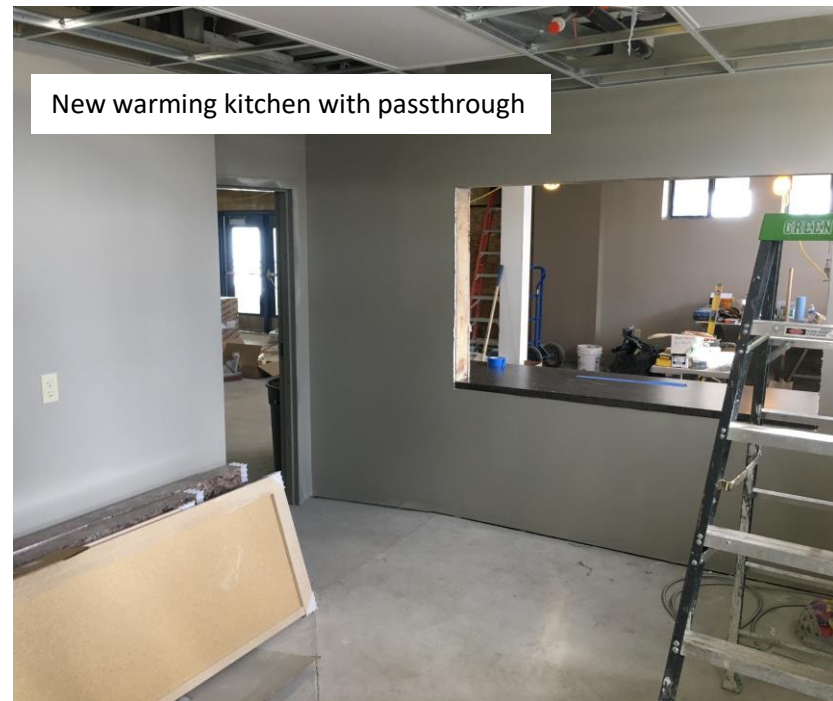
Key next steps

Ongoing Begin construction of buildings #4-7 in sequence

10-1-2020 The Paddocks first building of townhomes completed and available for rent

Beach Lodge Renovation





Progress Report

01-22-2020 Current status of construction:

- Painting of walls 95% complete
- Roofing and exterior work complete except siding
- Porch enclosure 95% complete
- Flooring to start next week (1/29) on upstairs
- Insulation 90% complete
- Siding to start January 27 (weather dependent)
- Elevator on site, installation in progress
- Sprinkler system 95% complete
- Fixtures, ceiling tile, and counterops onsite and currently being installed

Key next steps

Ongoing 2 regular construction meetings per month on Wednesday afternoons with Michiana, Mosaic, project team, and relevant subcontractors

03-31-2020 Substantial completion

05-01-2020 Certificate of occupancy and return building to normal operations

TBD Ribbon cutting & official reopening of Beach Lodge

Community Park Improvements (Cavalier & Culver Parks)



Restroom foundation



Sidewalk and crosswalk

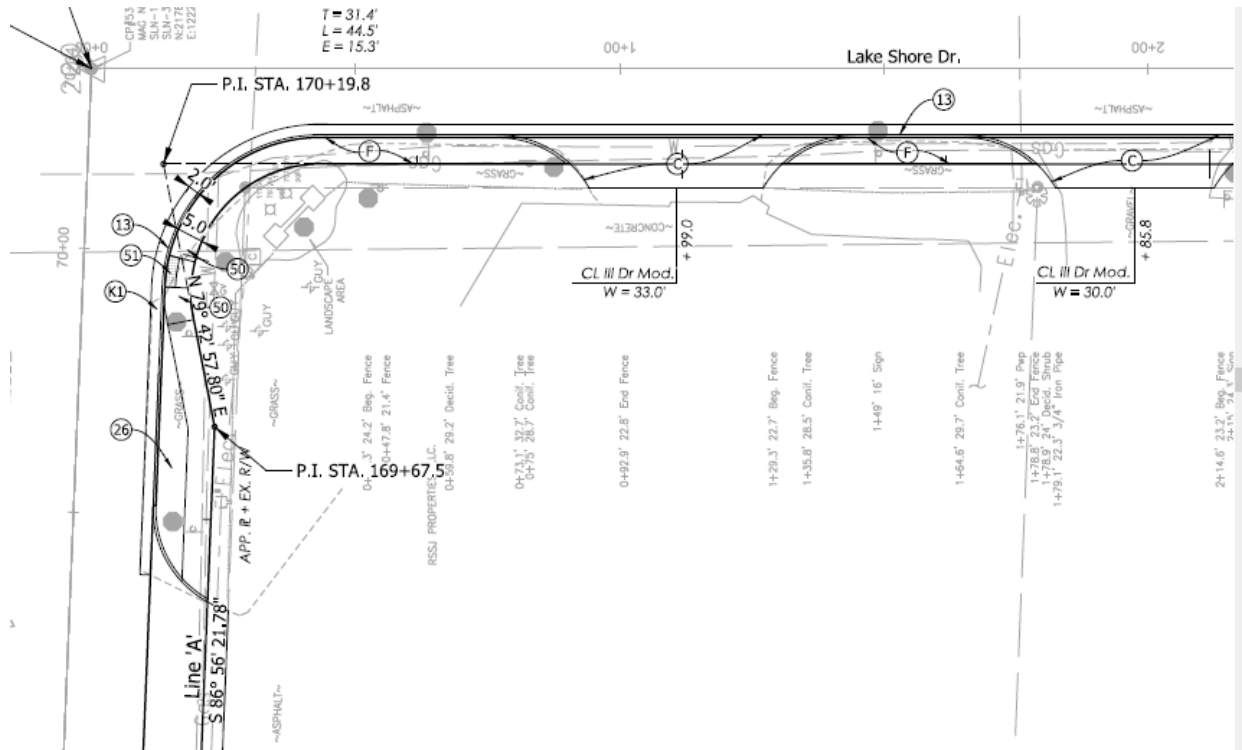


New parking area

Progress Report

| | |
|----------------|--|
| 09-01-2019 | Begin Construction |
| 11-15-2019 | Utilities work complete and crosswalk installed |
| 12-01-2019 | Site prep and staking complete |
| Key next steps | |
| Ongoing | Progress meetings |
| 02-15-2020 | Arrival date of remaining playground equipment and restroom building kit |
| 03-30-2019 | Substantial completion date |
| TBD | Ribbon cutting |

SR 10 Sidewalks





Progress Report

- 07-01-2019 Preliminary design plans complete
- 07-17-2019 INDOT SR 10 Preliminary Field Check
- 09-26-2019 Public input session on INDOT projects at Depot
- 11-01-2019 Discussed drainage issues with commercial property owner on Lakeshore Drive

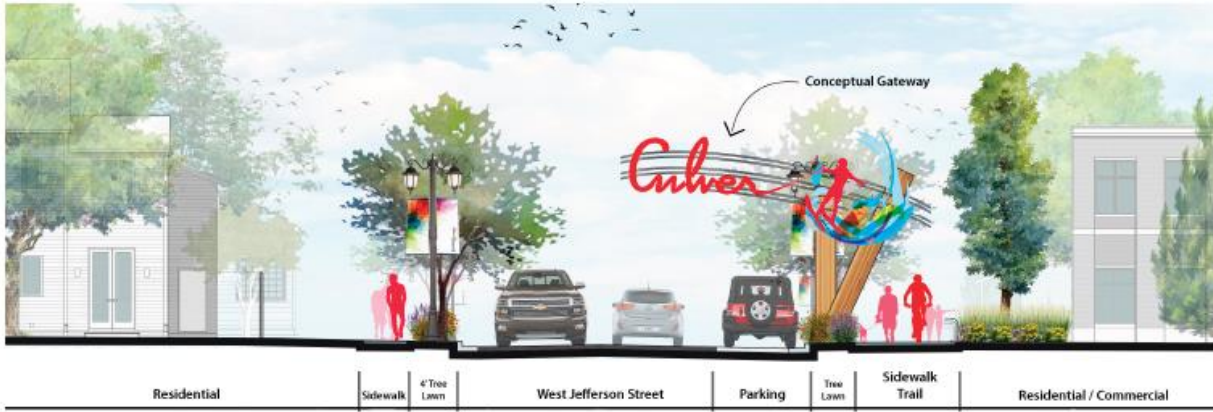
Financial Summary

| State Road 10 Sidewalks | | | | |
|-------------------------|------------------------|------------------|-------------------|-------------------|
| TIF I | | | | |
| | Committed | Spent | Remaining | Reimbursed |
| INDOT Funds | 224,000.00 | 37,031.59 | 186,968.41 | 36,640.82 |
| Culver Redevelopment | 56,000.00 | 14,357.89 | 41,642.11 | |
| Total | 280,000.00 | 51,389.48 | 228,610.52 | |
| | | | | |
| | | | | |
| | Contract Amount | Spent | Remaining | |
| Troyer Group | 72,823.00 | 51,389.48 | 21,433.52 | |

Key next steps

- 04-01-2020 Complete Stage 3 design
- 10-30-2020 Final Tracings
- 12-23-2020 Ready for contracts
- 03-03-2021 Letting date

Jefferson Street Gateway



Progress Report

- 07-11-2019 Stage 1 Plans complete
- 08-15-2019 Preliminary Field Check
- 09-26-2019 Public input session on INDOT projects at Depot
- 11-01-2019 Discussions with plan commission on increasing tree lawn area near western terminus of project, reviewed concept with Troyer Group

Financial Summary

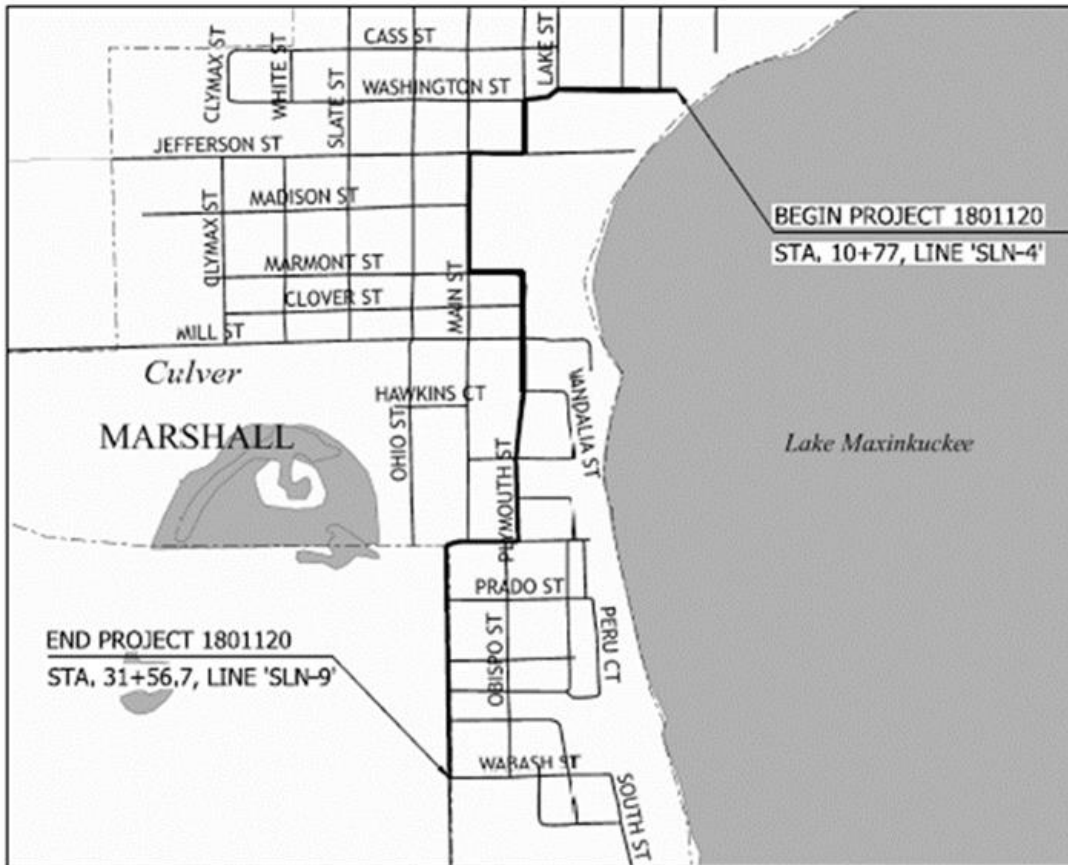
| West Jefferson Streetscape | | | | |
|----------------------------|-------------------|------------------|-------------------|------------|
| TIF II | | | | |
| | Committed | Spent | Remaining | Reimbursed |
| INDOT Funds | 680,000.00 | 63,571.67 | 616,428.33 | 63,118.03 |
| Culver Redevelopment | 170,000.00 | 15,892.93 | 154,107.07 | |
| Total | 850,000.00 | 79,464.60 | 770,535.40 | |
| | Contract Amount | Spent | Remaining | |
| Troyer Group | 123,914.00 | 79,464.60 | 44,449.40 | |

Key next steps

- 05-01-2020 Complete Stage 3 design

- 10-30-2020 Final Tracings
- 12-23-2020 Ready for contracts
- 03-03-2021 Letting date

Lake Maxinkuckee Bike and Pedestrian Trail



Progress Report

- 04-30-2019 Complete Field Survey
- 08-15-2019 Preliminary design plans completed
- 09-09-2019 Completed preliminary field check

- 09-26-2019 Public input session on INDOT projects at Depot
- 10-25-2019 Discussed drainage issues with property owner on S Plymouth near Culver Cove Condominiums
- 10-26-2019 Received update from Troyer Group on survey indicating a lack of sufficient public right of way for two blocks on South Main St

Financial Summary

| Lake Max Trail Phase 2 | | | | |
|------------------------|-----------------|------------|--------------|------------|
| TIF I | | | | |
| | Committed | Spent | Remaining | Reimbursed |
| INDOT Funds | 1,096,000.00 | 100,069.14 | 995,930.86 | 99,097.99 |
| Culver Redevelopment | 234,000.00 | 25,017.28 | 208,982.72 | |
| Total | 1,330,000.00 | 125,086.42 | 1,204,913.58 | |
| | | | | |
| | Contract Amount | Spent | Remaining | |
| Troyer Group | 222,179.00 | 125,086.42 | 97,092.58 | |

Key next steps

- 05-08-2020 Final Environmental document approval
- 01-20-2021 Stage 3 design complete
- 04-07-2021 R/W Certification for letting
- 03-21-2021 Final Tracings
- 05-05-2021 Ready for Contracts
- 7-14-2021 Letting date

