

Town of Culver Stellar Community Quarterly Report

March 1, 2020 – June 2, 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

- 03-04-2020 Beach Lodge Construction meeting
- 03-18-2020 Beach Lodge Construction meeting
- 04-01-2020 Beach Lodge Construction meeting and punch list walkthrough
- 06-03-2020 Cavalier Park project site meeting

Related Stellar Meetings & Presentations

- 05-04-2020 Marshall County Broadband Plan Adoption Public Hearing
- Ongoing Marshall County Crossroads Regional Planning Committee
- Ongoing Marshall County Crossroads – Fund the Essential Fundraising Campaign for COVID-19 Relief
- 05-13-2020 Culver designated as a Silver Level Walk Friendly Community

Community Awareness

- Ongoing Stellar Update on the agenda of every town council meeting (2nd and 4th Tuesday of the month), now being recorded using Microsoft Teams and posted on YouTube Channel
- Ongoing Regular updates via Stellar Communities Facebook, website, twitter, and email listserve
- 04-03-2020 Stellar Newsletter distributed via listserv email, website, newspaper, radio, and Facebook, updating progress on stellar related projects over the last 4 months

Staff & Elected Officials Training

No offsite training this quarter due to COVID-19 restrictions.

Key Upcoming Dates

- 06-20-2020 Stage 3 Design for SR 10 Sidewalks

- 06-29-2020 Anticipated final environmental document approval for Lake Max Trails
- 06-30-2020 Substantial completion of Cavalier Park
- 06-30-2020 Final contractor invoice for Beach Lodge
- 07-10-2020 Stage 3 Design for West Jefferson Gateway

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	\$ 30,000.00	\$ -	\$ 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				
6/3/2020				
Beach Lodge Renovation				
	<u>Committed</u>	<u>Received</u>	<u>Spent</u>	<u>Remaining</u>
OCRA Funds				
	1,500,000.00	1,500,000.00	1,500,000.00	-
Local Funds			- -	
General Fund	160,000.00		62,483.68	97,516.32
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		1,807,483.68	97,516.32
	<u>Contract Amount</u>	<u>Spent</u>	<u>Remaining</u>	
Mosaic	141,500.00	141,500.00	-	
Priority Project	43,000.00	43,000.00	-	
Michiana Contract	1,720,950.00	1,665,822.17	55,127.83	
	1,905,450.00	1,850,322.17	55,127.83	
*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	438,121.83	61,878.17
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		458,621.83	121,378.17
	<u>Contract Amount</u>	<u>Spent</u>	<u>Remaining</u>	
Troyer Group	82,000.00	80,573.04	1,426.96	
Priority Project	43,000.00	20,500.00	22,500.00	
Thomas Excavating	479,000.00	357,866.59	121,133.41	
	604,000.00	458,939.63	145,060.37	
*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



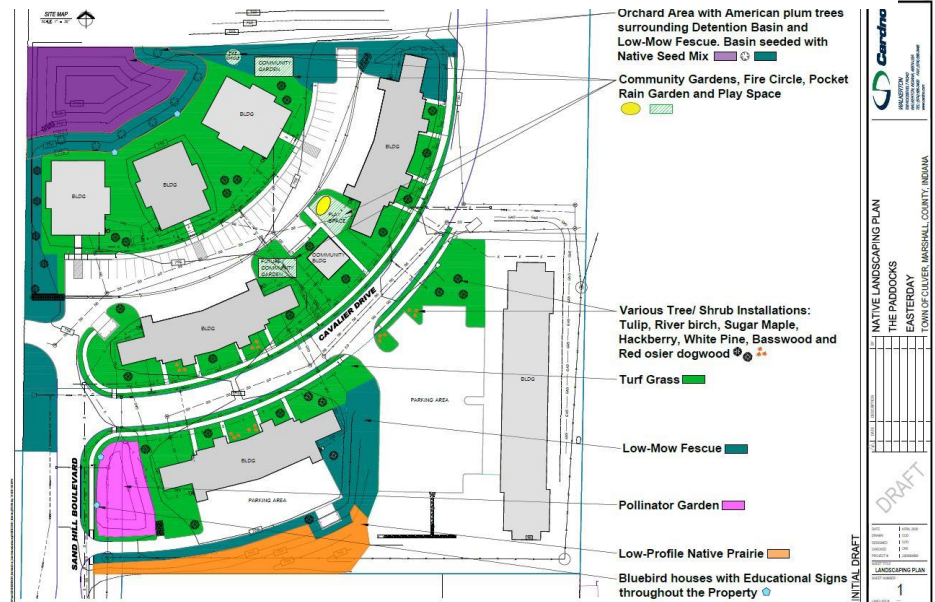
505 Cavalier Drive Townhome building



Rear view



Framing on fifth building



Progress Report

05-12-2020 The Paddocks sustainable landscape plan approved by Town Council, part of certification process for National Green Building Standard Silver Status for buildings at the Paddocks

06-02-2020 Current status of construction:

- Fifth building has begun framing
- Start on the sixth building will begin next week
- Overall project is 40% complete
- First townhome building has begun drywall, and exterior siding, fieldstone, and insulation complete

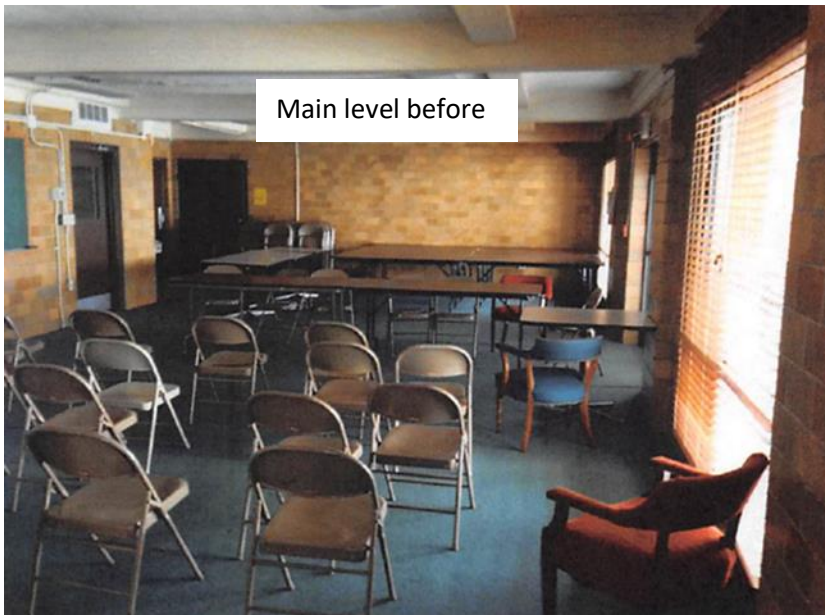
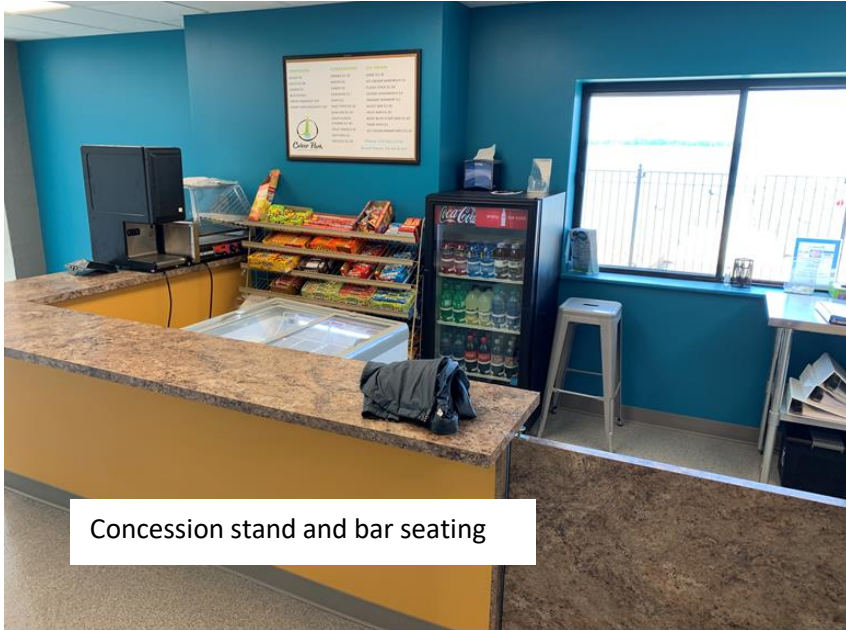
06-04-2020 Developer reported a waitlist of 18 individuals for Paddocks units

Key next steps

Ongoing Continue construction of buildings #1-7 in sequence

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

Beach Lodge Renovation



Progress Report

- 05-01-2020 Substantial completion certified by architect
- 05-01-2020 Certificate of occupancy received from Marshall County Building Commissioner
- 05-22-2020 Building in use for beach season

Key next steps

- 06-20-2020 Ribbon cutting & official reopening of Beach Lodge
- 06-30-2020 Finalize construction punch list and remaining invoices
- 07-05-2020 Release retainage upon acceptance of project by the town

Community Park Improvements (Cavalier Parks)





Progress Report

02-25-2020 Applied for and received extension for substantial completion of the project to 06/30/2020

06-03-2020 Construction updates:

- Trail installed and nearing completion (needs one more compaction and addition of a liquid stabilizer)
- Restroom and concession building nearing completion (locks need installed)
- All playground equipment is onsite and 90% installed (limestone blocks needed for slide hill)
- Overall project was 80% complete as of April 20th pay application

Key next steps

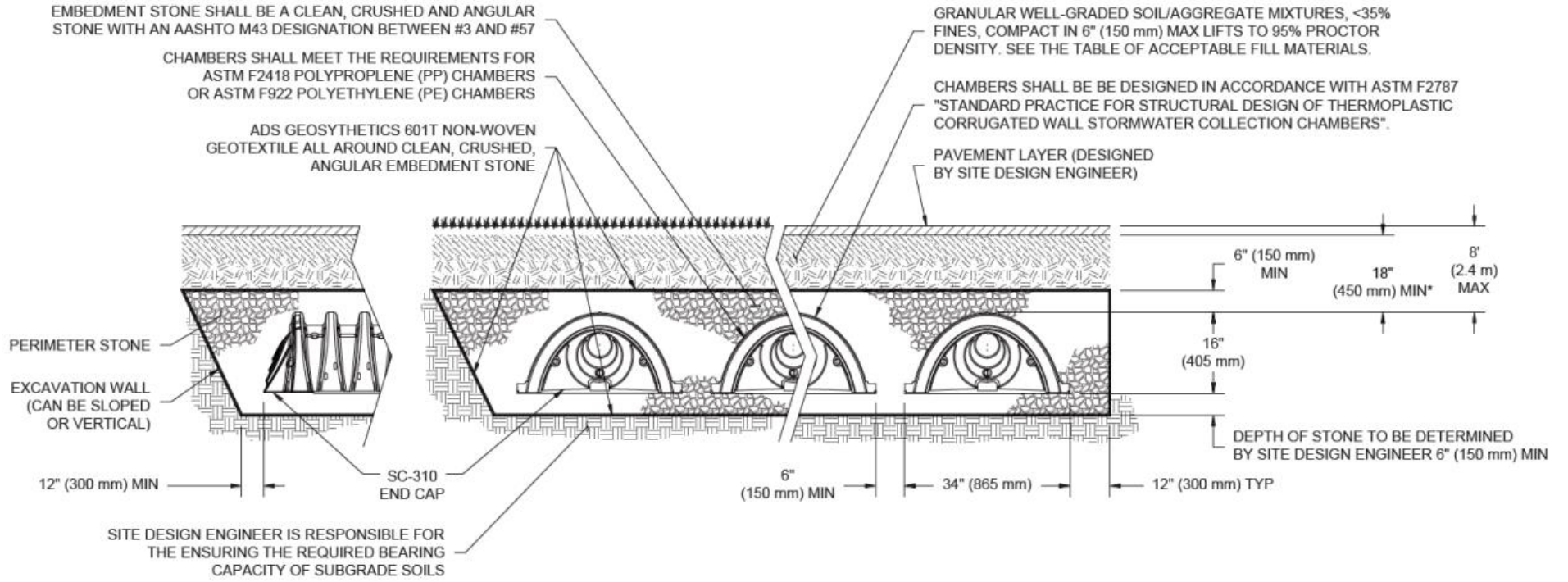
Ongoing Progress meetings as necessary

06-08-2020 Final grading, seeding, landscaping and last section of sidewalk to be completed (week of)

06-30-2019 Substantial completion date

TBD Ribbon cutting (July or August)

SR 10 Sidewalks



*MINIMUM COVER TO BOTTOM OF FLEXIBLE PAVEMENT. FOR UNPAVED INSTALLATIONS WHERE RUTTING FROM VEHICLES MAY OCCUR, INCREASE COVER TO 24" (600 mm).



Progress Report

- 04-01-2020 Virtual quarterly meeting with MACOG and INDOT staff.
- 05-15-2020 Reviewed proposed drainage improvement plan with Troyer Group for Lakeshore Drive area near Park n Shop.
- 05-28-2020 Received proposed PE agreement addendum from Troyer Group. Requesting that we move a portion of ROW Engineering funds to Plan Development due to changes in scope of project (need for drainage improvement, changes to deceleration lanes).

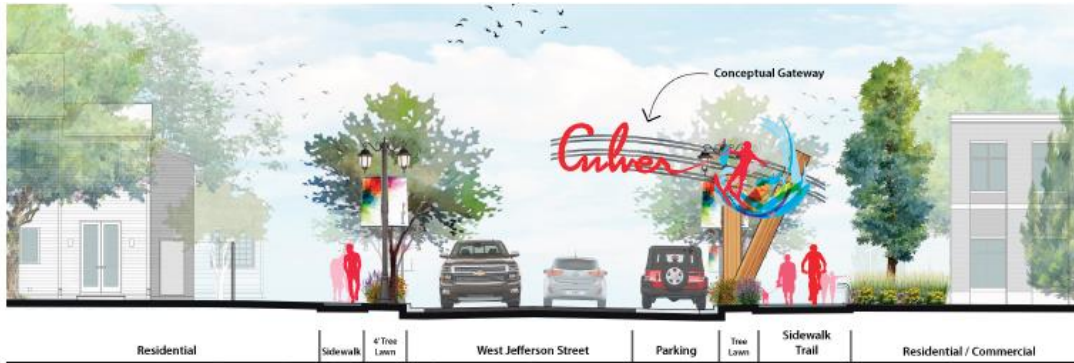
Financial Summary

State Road 10 Sidewalks				
TIF I				
	Committed	Spent	Remaining	Reimbursed
INDOT Funds	224,000.00	43,209.78	179,367.75	43,209.78
Culver Redevelopment	56,000.00	16,258.05	39,741.95	
Total	280,000.00	59,467.83	219,109.70	
	Contract Amount	Spent	Remaining	
Troyer Group	72,823.00	60,890.30	11,932.70	

Key next steps

- 06-09-2020 Submit environmental documents for INDOT District Review
- 06-20-2020 Complete Stage 3 design
- 09-30-2020 Ready for contracts
- 12-15-2020 Letting date

Jefferson Street Gateway



Progress Report

- 04-01-2020 Virtual quarterly meeting with MACOG and INDOT staff
- 04-03-2020 Environmental early coordination letter issued by Troyer Group to relevant parties

Financial Summary

West Jefferson Streetscape				
TIF II	Committed	Spent	Remaining	Reimbursed
INDOT Funds	680,000.00	69,204.26	609,369.20	69,204.26
Culver Redevelopment	170,000.00	17,657.72	152,342.28	
Total	850,000.00	86,861.98	761,711.48	
	Contract Amount	Spent	Remaining	
Troyer Group	123,914.00	88,288.52	35,625.48	

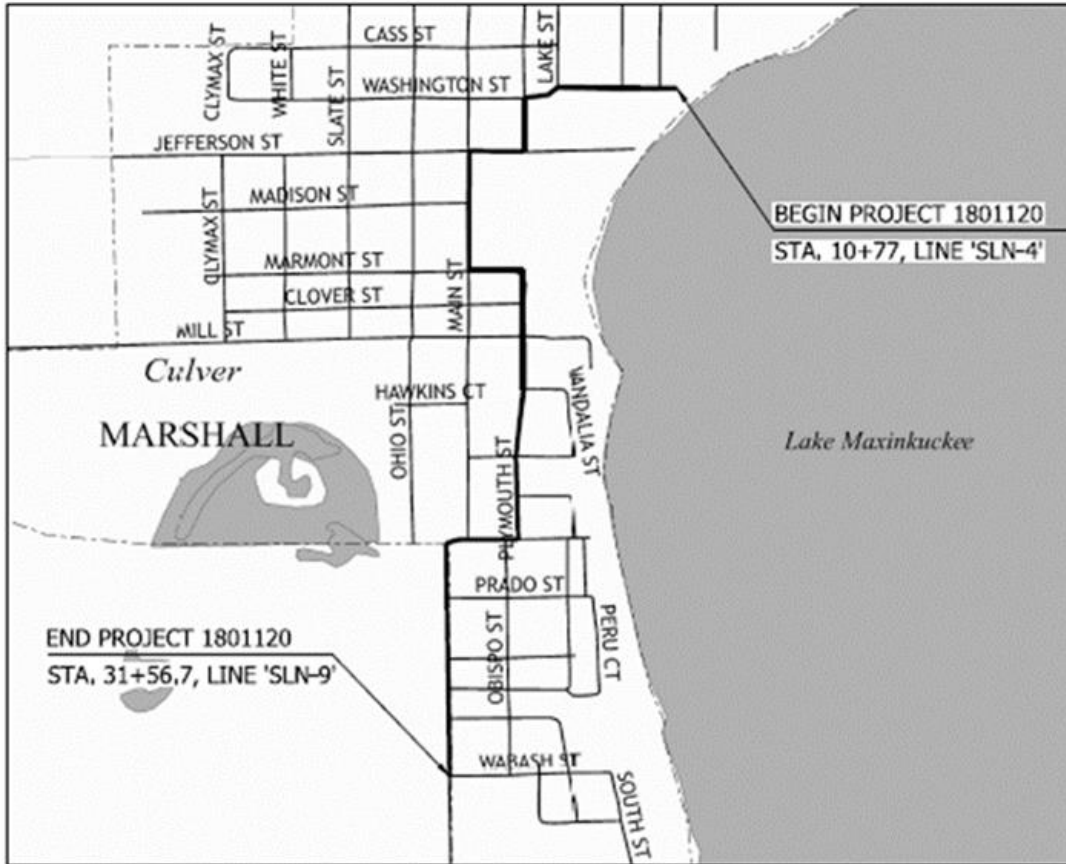
Key next steps

- 06-23-2020 Submit environmental document for INDOT central office review
- 07-10-2020 Complete Stage 3 design

09-30-2020 Ready for contracts

12-09-2020 Letting date

Lake Maxinkuckee Bike and Pedestrian Trail



Progress Report

04-01-2020 Virtual quarterly meeting with MACOG and INDOT staff

04-06-2020 Received notice of "no adverse effect" from INDOT / FHWA and supporting letter from DNR

04-30-2020 Town council approved Right of Way acquisition contract with Troyer Group

Financial Summary

Lake Max Trail Phase 2				
TIF I	Committed	Spent	Remaining	Reimbursed
INDOT Funds	1,096,000.00	128,772.64	964,639.54	128,772.64
Culver Redevelopment	234,000.00	32,840.12	201,159.88	
Total	1,330,000.00	161,612.76	1,165,799.42	
	Contract Amount	Spent	Remaining	
Troyer Group	222,179.00	164,200.58	57,978.42	

Key next steps

- 06-09-2020 Submit environmental for INDOT central office review
- 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

