



LITTLE TOWN ON LAKE MAXINKUCKEE  
2021 Town of Culver Highlights

## Housing

The first two buildings of the Paddocks, the new income based residential development in Culver were completed by the developer (Easterday Construction) and the first residents began moving in late 2020. Each building contains 8 residential units, the first building consisting of townhomes with garages, and the second building consisting of 8 apartment units. This brings the total number of housing units added at Sand Hill Farm and the Paddocks to 40 units in the last three years. An additional 4 buildings remain under construction and will be completed throughout 2021, eventually bringing the total build out to 72 housing units. The Paddocks development is a Stellar Communities project funded in part by the Indiana Housing and Community Development Authority (IHCDA) and is for low to moderate income residents.



## Infrastructure

Phase 1 of our Wayfinding signage project was completed, with funds from redevelopment commission paying for the pavement marking directional signs on Lakeshore Drive and Main Street.

CCMG paving projects included Washington Street, State Street, Cass Street, Plymouth Street, Obispo Street, Clymax Street, Davis Street, Main Street, and West Shore Drive.



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Community Crossings Matching Grant funds were also used to extend and increase the capacity of the storm water service on Davis and South Main Streets. Matching funds came from our storm water utility fund and was completed late fall. The utilities department also purchased a new backhoe to replace an existing unit that was past its useful life, to be used for the street, water, storm, and sewer departments.

### Recreation and Quality of Life

The remodeling of and addition to the beach lodge was substantially complete in late spring and was open for the summer season. This project included approximately \$1.5 million in OCRA grant funding as well as local matches from town and township funds. An official ribbon cutting was held in the fall.





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The Cavalier Park project was completed this summer and an official ribbon cutting was held in the fall. Due to COVID, the spring 2020 soccer season was cancelled, but the park is open to the public and has been being used regularly by families and after school groups.



Culver representatives participated in the Marshall County Trails Master Plan that was completed in 2020 and began design work on Lake Max Trails Phase 3 (Phase 2 scheduled for construction in fall 2021).

Other park items include:

- Pier slip rentals grew in 2020 and we started a substantial waiting list for the first time in 6 years.
- The security system was completed in the fall and is now operating.
- We purchased equipment to expand concession options for 2021.
- We held our first outdoor movie in the park at Damore Amphitheater in October.

The town contributed \$10,000 to the Marshall County “Fund the Essentials” campaign to provide food and utility relief for residents to help members of our community get through the spring economic slowdown due to COVID-19 health concerns.





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## **Economic Development**

Town elected officials and key stakeholders worked with Morphew Consulting to begin the process of creating a local economic development plan. The town council also worked with Marshall County Economic Development Corporation to draft a knowledge-based business recruitment plan. Both are still in the early stages of development and expected to continue into 2021.

The town contributed approximately \$150,000 to small business assistance and utility relief programs to provide funding to assist businesses and organizations in our community with getting through the spring economic shutdown and health restrictions.

## **Police**

The department hired three new officers in 2020, to bring the full-time Culver Police Department roster to a total of five officers, including the chief.

## **Fire**

The department held an open house to celebrate the delivery of the new aerial ladder truck, a process that began fundraising in 2018. The new truck arrived in the fall and offers increased rescue and firefighting abilities compared to previous equipment, particularly with the ability to provide rescue to three- and four-story buildings. Residents and organizations donated over \$240,000 to this new purchase.



## **EMS**

CUTEMS hired Jeff Koon to serve as the director in 2020, and recently approved the hire of an additional full-time paramedic to reduce scheduling shortages and over-time. Under Mr. Koon's direction, the department has focused on necessary equipment upgrades, updating operating procedures, and an adjustment to fees and billing contracts to increase department revenue.



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## Building

The town building department issued 142 permits with an anticipated assessed value of over \$27,000,000 and approximately \$33,000 in permit fees, hearing fees, and fines in 2020. The department held 24 public hearings between the Board of Zoning Appeals and the Planning Commission.

The town foreclosed on a demolition lien for one unsafe structure in 2020 and held hearings on 6 cases through the Marshall County Unsafe Building Board.

## Complete Streets Report 2021 (Goals are for 2019-2024 Timeframe)

### Linear Feet of New & Reconstructed Sidewalks

2019: 614 feet in reimbursement program, 605 ft paving program, 1,219 feet total

2020: 442 feet in reimbursement program, 720 ft paving program, 1,162 feet total

Goal: 4,000 lineal feet of sidewalk every 5 years

### Miles of multi-modal trail

2019: 375 feet

2020: 0 feet

Goal: 1 mile of trail every 5 years

### Linear feet of striped bicycle lanes

2019: 0 feet of new striped bike lanes

2020: 0 feet of new striped bike lanes

Goal: 5,000 feet of bicycle lanes every 5 years

### Number of new or reconstructed curb ramps

2019: 5

2020: 22

Goal: 50 new or reconstructed curb ramps every 5 years

### Number of street trees planted

2019: no trees planted in 2019 (trimmings and removals only)

2020: no trees planted in 2020 (removals only)

Goal: 125 street trees planted every 5 years



### Number of approved exemptions

2019: 0 approved exemptions

2020: 0 approved exemptions

Goal: 1 or fewer approved exemptions every 5 years

### Rate of children walking or biking to school

2019: Data was not collected in 2019.

Goal: 10% increase in the rate of children walking or biking to school over 5 years

## ADA

The beach lodge renovation project significantly enhanced public access to the town's only park and recreation building by adding ADA restrooms and elevator access to all three stories of the building.



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High priority ADA sidewalk ramps were included in the town's 2020 paving program, including locations near town hall on Washington Street and Cass Street. These were the last remaining high priority sidewalk ramps to be replaced from the town's 2012 ADA transition plan. Additional ramps were replaced on State Street and Davis Streets as part of the 2020 paving program.



**Title VI**

There were no Title VI complaints received in 2020. A Title VI survey will need to be sent out to selected residents (near a town construction project) in 2021. The last survey was conducted of residents on Lakeshore Drive in 2018.