

TOWN OF JAMESTOWN

Water Improvements Construction Project

1ST PUBLIC HEARING AGENDA

Tuesday, September 21, 2026 at 6:30 pm

Location:

Jamestown Town Hall

Community Development Block Grant (CDBG)

Conducted by:

Kristy Jerrell, Grant Administrator
Jerrell Consulting & Grant Administration Services, LLC

1) Open Public Hearing

2) Indiana Office of Community and Rural Affairs (IOCRA) - Community Development Block Grant (CDBG)

3) General Overview of the Grant Application Process

TIMELINES

Submit Proposal	10-4-26
Submit Final Application	12-13-26
Notice of Grant Award	Most likely end of February 2027; TBA by IOCRA

PUBLIC HEARINGS

2 required: 1 Before 10-4-26 Proposal Submission
and 1 Before 12-13-26 Final Application Submission

4) Project Overview

Total Project Cost	\$9,853,220
Requested Grant Amount	\$750,000
Local Match	\$9,103,220

- \$5,000 previously paid ER
- \$9,098,220 IFA SRF low interest loan or low interest loan/grant combination

5) General Overview of the Proposed Project

6) Open for Public Comments and Questions Regarding Application for Grant Dollars and Project

7) Close Public Hearing

Grant Criteria (Total 700 Points)
Must have a minimum score of 450 to be Awarded

1. National Objective Score (Total 100 Points) **63.24 POINTS**
*** Meeting by Income Survey at 63.24%
*** Income Survey completed on 8-4-26 and approved by IOCRA on 8-6-26

2. Community Distress Factors (Total 175 Points) **66.20 POINTS**

3. Local Match Contribution (Total 75 Points) **75 POINTS**
Minimum is a 20% local match Total Match Points = % Eligible Local Match X 1
***\$9,853,220 total project cost with a \$9,103,220 local match = 92.39% local match

4. Project Design Factors (Total 300 Points) **Must score at least 193.15 to be eligible for grant award**
- | | |
|---------------------|------------|
| Project Description | 50 points |
| Project Need | 125 points |
| Financial Impact | 125 points |

5. Project Sustainability (Total 50 Points) **40 POINTS**

Wastewater Drinking Water (WDW) – (50 POINTS TOTAL):

- **Financial Gap** – A maximum of 10 points per each \$1 in financial gap. The result of the OCRA Gap Calculation Worksheet is the amount that your community would have to increase the monthly utility rate charged to each customer without grant assistance. This is the “gap,” which is the amount by which grant funds will reduce or “buy down” your utility rates. This amount added to the actual rates anticipated with OCRA grant funds will give you the rates needed “without OCRA grant funds”. (Maximum 10 points) **\$10.05 with 602 water customers = 10 Points**
- **Green Infrastructure** – A maximum of 15 points for the inclusion of green infrastructure elements in the project. (Maximum of 15 points) **Estimating 5 out of 15 points; submitted to IOCRA the day Round II opened on 9-3-26**
- **Project Sustainability** – A maximum of 25 points for the establishment of, or documentation of existing combined utility rate for the ongoing operation and maintenance activities of the wastewater and drinking water systems.
 - 0 points – Less than \$55 combined user rates
 - 10 points – \$55-\$100 combined user rates
 - 25 points – \$100 or higher combined user rates**
 - Water Rate \$46.88 per 4,000 gallons**
 - Wastewater Rate \$100.15 per 4,000 gallons**
 - Combined Rates \$147.03 total**
 - + Stormwater flat rate at \$4.50**

6. **BONUS POINTS/RESILIENCY POINTS** (25 points total) *** Virtual Meeting held 9-4-26 **12.41 POINTS**
7.41 points + 5 points for meeting/plan = 12.33 hopefully (this is just a guesstimate); they do not assign points now until the application is submitted -so you will not know what you scored until a score sheet is requested after grant award announcements

7. Points Reduction (-50 points total) **No point reduction**

8. Designated Disaster Areas (15 points total) **0 points**
Only for communities in the following counties: White, Benton, Clinton, Morgan, Johnson, Monroe, Owen and Sullivan.