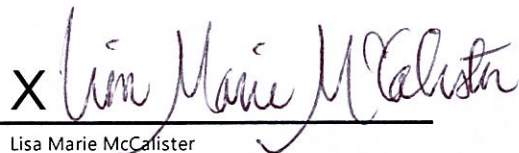


Town of West Terre Haute

- I. **Pledge of Allegiance:** led by Shane Smith, Town Council Vice President.
- II. **Call to Order:**
Town Council Vice President, Shane Smith called to order the regular meeting of the Town of West Terre Haute at 6:00 pm on Monday, August 12, 2024, in the West Terre Haute Town Hall.
- III. **Roll Call:**
The West Terre Haute Town Council conducted a Roll Call. The following members were present: Shane Smith, Jody Roach and Lisa McCalister. Chuck Stranahan was absent due to injury.
- IV. **Approval of Minutes:**
The Council members received drafted copies of the Meeting Minutes from the previous month's meetings in their mailboxes before the meeting. Jody Roach made the motion to accept the minutes from the previous month's meeting. Shane Smith seconded the motion. 2-ayes
- V. **Approval to pay the bills:**
The Council members received a copy of all the bills for the previous month for the Town. Jody Roach made the motion to pay the bills for the Town. Shane Smith seconded the motion. 2-ayes.
- VI. **New Issues (General/Police):**
 - Jason Semler from Baker Tilly appeared to present the annual TIF Report. Shane put him off until the September Redevelopment meeting, which will be moved from Tuesday, September 2, 2024, to Monday, September 16, 2024, at 6pm.
 - Lisa presented a "Get in touch" submission from Bill Walking requesting a 14-day exemption from the town rules for the purpose of parking his RV behind the fireworks store at 230 W National Ave while working there from June 23, 2025-July 7, 2025. Tabled until Thursday's meeting.
- VII. **Open Issues (General/Police): NONE**
- VIII. **Legal Issues (Jared Modesitt): NONE**
- IX. **Police Department Report (Bill Bark): See attached report.**
 - 3 Jr. Police academies for 2024 were completed.
 - The WTHPD and ISP covered 34 hours for the VCSD for their deputies to attend Sherrif Plasse's funeral services.
- X. **Street Department Report (Stephanie Stevens): See Attached Report.**
- XI. **Adjournment:**
Jody Roach made the motion to adjourn the meeting for the Town. Shane Smith seconded the motion. 2-ayes.
The meeting was adjourned at 6:04pm.

Submitted By:

Approved by:

X 

Lisa Marie McCalister
Clerk-Treasurer

X 

Chuck Stranahan
Town Council President

X 

Shane Smith
Town Council Vice President

X 

Jody Roach
Town Council Member

WEST TERRE HAUTE, INDIANA REDEVELOPMENT COMMISSION

TAX INCREMENT REPORT

**WEST TERRE HAUTE HOUSING DEVELOPMENT AREA
PARIS AVENUE HOUSING PROGRAM AREA**

June , 2024



June , 2024

West Terre Haute Redevelopment Commission
500 West National Avenue
West Terre Haute, Indiana 47885

Baker Tilly Municipal Advisors, LLC
8365 Keystone Crossing, Ste 300
Indianapolis, IN 46240
United States of America

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

Re: Tax Increment Report
West Terre Haute Housing Development Area and Paris Avenue Housing Program Area

Dear Members of the Commission:

We have, at your request, prepared this Special Purpose Report ("Report") to provide the West Terre Haute Redevelopment Commission with information about the West Terre Haute Housing Development Area and Paris Avenue Housing Program Area including schedules of estimated Tax Increment (defined below), comparisons of estimated Tax Increment with outstanding debt obligations, and additional information about account balances.

Definition of Tax Increment. Tax Increment consists of all real and designated depreciable personal property tax proceeds attributable to the assessed valuation in a tax allocation area as of the assessment date in excess of the base assessed valuation described in Indiana Code § 36-7-14-39(b)(1) multiplied by the current property tax rate, less any rate established for referendum (referred to throughout this report as the "Tax Increment"). The base assessed value means the net assessed value of all the property in the allocation area as finally determined for the assessment date immediately preceding the effective date of a declaratory resolution pursuant to Ind. Code § 36-7-14-39 establishing an allocation area.

Forward-looking statements. This Report contains forward-looking statements. The schedules and underlying assumptions are based upon information currently available from the Vigo County Auditor's and Assessor's offices and information provided to us by county officials and representatives. Such forward-looking statements involve known and unknown risks, uncertainties and other factors which may cause the actual results, performance or achievements of the developers and the Tax Increment to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. Refer also to "*Tax Increment, Property Taxes and Recent Legislation*" and "*Risks of Tax Increment and Estimates*" contained in Appendix A.

In the preparation of these schedules, certain assumptions were made as noted regarding certain future events. As in the case with such assumptions regarding future events and transactions, some or all may not occur as expected and the resulting differences could be material. We have not examined the underlying assumptions, nor have we audited or reviewed the historical data. Consequently, we express no opinion thereon nor do we have a responsibility to prepare subsequent reports.

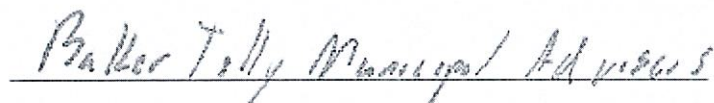


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WEST TERRE HAUTE (INDIANA) REDEVELOPMENT COMMISSION

West Terre Haute Housing Development Area

GENERAL COMMENTS

Background Information Concerning the Area and the Tax Increment

On August 30, 2007, the West Terre Haute Redevelopment Commission (the "Commission") adopted a Declaratory Resolution (the "Declaratory Resolution") establishing the West Terre Haute Housing Development Area (the "Area") for the purposes of capturing Tax Increment on the incremental assessed value of the real property in the Area and setting up a Housing Development Program for the Area (the "Program"). The Area will expire no later than 30 years from the date of the Declaratory Resolution or August 30, 2037.

WEST TERRE HAUTE (INDIANA) REDEVELOPMENT COMMISSION

West Terre Haute Housing Development Area

ESTIMATED TAX INCREMENT

	<u>Taxes Payable Year Ending</u>	
	<u>2023</u>	<u>2024</u>
Net Assessed Value (1)	\$38,600	\$38,600
Less: Base Assessed Value (1)	<u>0</u>	<u>0</u>
Incremental Assessed Value	38,600	38,600
Times: Net Tax Rate	<u>\$3.8473 (2)</u>	<u>\$3.9218 (3)</u>
Sub-total	1,490	1,520
Less: Estimated Circuit Breaker Tax Credit (4)	<u>(440)</u>	<u>(480)</u>
Total Estimated Net Tax Increment	<u>\$1,050</u>	<u>\$1,040</u>
Actual Collections (5)	<u>\$1,075</u>	

- (1) Per the Vigo County Auditor's office.
- (2) Represents the certified pay 2023 tax rate for West Terre Haute Town, less the Vigo County School Corporation's referendum rate of \$0.1622 and the Sugar Creek Township Fire District rate of \$0.2836. All taxes collected relating to the fire rate are to be distributed to the Sugar Creek Township Fire District.
- (3) Represents the certified pay 2024 tax rate for West Terre Haute Town, less the Vigo County School Corporation's referendum rate of \$0.1620 and the Sugar Creek Township Fire District rate of \$0.3324. All taxes collected relating to the fire rate are to be distributed to the Sugar Creek Township Fire District.
- (4) Assumes the Circuit Breaker Tax Credit, which limits residential property tax liability to 1.0% of gross assessed value, is applied.
- (5) Actual collections per the Vigo County Auditor's office.

(Subject to the comments in the attached report dated June , 2024 of Baker Tilly Municipal Advisors, LLC.)

WEST TERRE HAUTE (INDIANA) REDEVELOPMENT COMMISSION

West Terre Haute Housing Development Area

HISTORICAL TAX INCREMENT COLLECTIONS

<u>Taxes Payable Year</u>	<u>Tax Increment Distribution (1)</u>
2013	1,295
2014	1,397
2015	1,230
2016	1,302
2017	1,227
2018	1,228
2019	1,019
2020	857
2021	763 (2)
2022	860
2023	1,075

(1) Per the Vigo County Auditor's office.

(2) Includes the Sugar Creek Township Fire District rate.

(Subject to the comments in the attached report dated June , 2024 of Baker Tilly Municipal Advisors, LLC.)

WEST TERRE HAUTE (INDIANA) REDEVELOPMENT COMMISSION

Paris Avenue Housing Program Area

GENERAL COMMENTS

Background Information Concerning the Area and the Tax Increment

On November 10, 2014, the West Terre Haute Redevelopment Commission (the "Commission") adopted a Declaratory Resolution (the "Declaratory Resolution") establishing the Paris Avenue Housing Program Area (the "Area") for the purposes of capturing Tax Increment on the incremental assessed value of the real property in the Area and setting up a Housing Development Program for the Area (the "Program"). The Area shall expire twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from Tax Increment generated in the Area.

WEST TERRE HAUTE (INDIANA) REDEVELOPMENT COMMISSION

Paris Avenue Housing Program Area

ESTIMATED TAX INCREMENT

	<u>Taxes Payable Year Ending</u>	
	<u>2023</u>	<u>2024</u>
Net Assessed Value (1)	\$4,960,221	\$4,648,748
Less: Base Assessed Value (1)	<u>(3,363,905)</u>	<u>(3,289,561)</u>
Incremental Assessed Value	1,596,316	1,359,187
Times: Net Tax Rate	<u>\$3.8473 (2)</u>	<u>\$3.9218 (3)</u>
Sub-total	61,420	53,310
Less: Estimated Circuit Breaker Tax Credit (4)	<u>(22,910)</u>	<u>(20,800)</u>
Total Estimated Net Tax Increment	<u><u>\$38,510</u></u>	<u><u>\$32,510</u></u>
Actual Collections (5)	<u><u>\$36,676</u></u>	

- (1) Per the Vigo County Auditor's office.
- (2) Represents the certified pay 2023 tax rate for West Terre Haute Town, less the Vigo County School Corporation's referendum rate of \$0.1622 and the Sugar Creek Township Fire District rate of \$0.2836. All taxes collected relating to the fire rate are to be distributed to the Sugar Creek Township Fire District.
- (3) Represents the certified pay 2024 tax rate for West Terre Haute Town, less the Vigo County School Corporation's referendum rate of \$0.1622 and the Sugar Creek Township Fire District rate of \$0.3324. All taxes collected relating to the fire rate are to be distributed to the Sugar Creek Township Fire District.
- (4) Assumes the Circuit Breaker Tax Credit, which limits residential property tax liability to 1.0% of gross assessed value, is applied.
- (5) Actual collections per the Vigo County Auditor's office.

(Subject to the comments in the attached report dated June , 2024 of Baker Tilly Municipal Advisors, LLC.)

WEST TERRE HAUTE (INDIANA) REDEVELOPMENT COMMISSION

Paris Avenue Housing Program Area

HISTORICAL TAX INCREMENT COLLECTIONS

<u>Taxes Payable Year</u>	<u>Tax Increment Distribution</u> (1)
2018	\$21,918
2019	24,820
2020	33,579
2021	35,648 (2)
2022	31,672
2023	36,676

(1) Per the Vigo County Auditor's office.

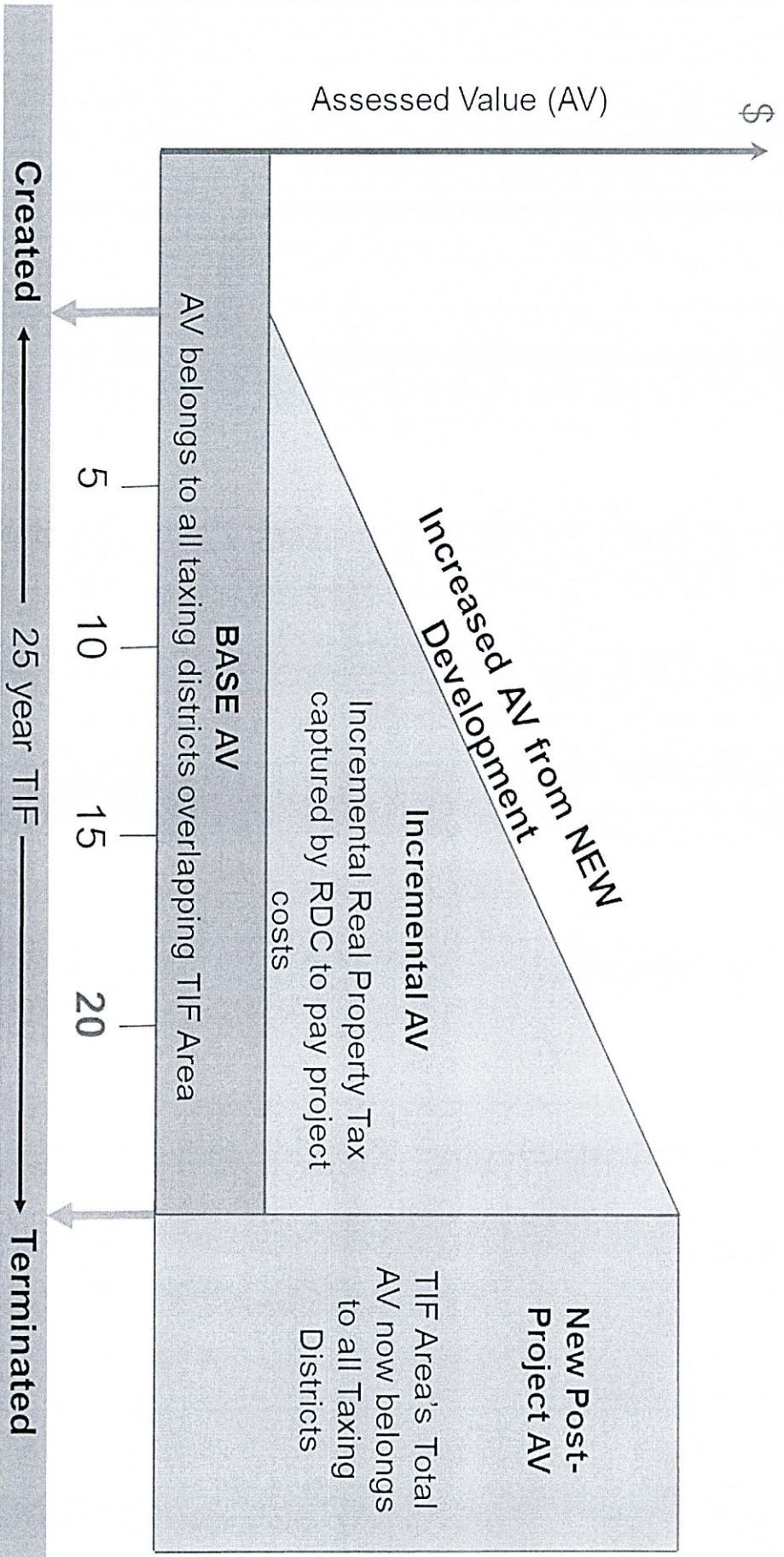
(2) Includes the Sugar Creek Township Fire District rate.

(Subject to the comments in the attached report dated May 15, 2024 of Baker Tilly Municipal Advisors, LLC.)

WEST TERRE HAUTE (INDIANA) REDEVELOPMENT COMMISSION

Supporting Information

TIF MECHANICS



(Subject to the comments in the attached report
dated May 15, 2024 of Baker Tilly Municipal Advisors, LLC.)

WEST TERRE HAUTE (INDIANA) REDEVELOPMENT COMMISSION

Supporting Information

ESTIMATED IMPACT ON THE OVERLAPPING TAXING UNITS WHEN THE TAX INCREMENT AREAS END

SCENARIO I: PRESENT SITUATION

Represents 2022 taxes payable 2023 property tax levies, assessed valuation, and tax rates.	Tax Rate	Net Assessed Value of Taxing Unit	Estimated Property Tax Levy
Vigo County	\$0.8693	\$4,486,475,723	\$39,000,932
Vigo County CCD	0.0148	4,486,475,723	663,998
Sugar Creek Township	0.1304	251,798,032	328,345
West Terre Haute Civil Town	1.8648	40,097,924	747,747
Vigo County School Corporation	0.8173	4,486,475,723	36,667,966
Vigo County School Corporation - Operating Referendum	0.1620	4,774,446,295	7,734,603
Vigo County Public Library	0.1806	4,486,475,723	8,102,575
Terre Haute International Airport	0.0426	4,486,475,723	1,911,239
Terre Haute International Airport Cum. Building	0.0020	4,486,475,723	89,730
Sugar Creek Township Fire District	0.3324	253,345,107	842,119
Total Tax Rate (per \$100 AV)	\$4.4162		

TIF Allocation Fund	Tax Rate (1)	Incremental Assessed Value	Gross Increment	Circuit Breaker	Net Increment
Existing Tax Increment	\$3.9218	\$1,397,787	\$54,820	(\$21,280)	\$33,530
(1) Less Vigo County School Corporation referendum rate					

SCENARIO II: ASSUMES THE INCREMENTAL ASSESSED VALUE IS PASSED THROUGH TO THE OVERLAPPING TAXING UNITS

	Tax Rate	Incremental Assessed Value	Gross Increment	Circuit Breaker	Net Increment	Rate Difference From Scenario I	Levy Difference From Scenario I
Vigo County	\$0.8690	\$4,487,873,510	\$39,000,932	(\$0.0003)	\$0		
Vigo County CCD	0.0148	4,487,873,510	664,205	0.0000	207		
Sugar Creek Township	0.1297	253,195,819	328,344	(0.0007)	0		
West Terre Haute Civil Town	1.8020	41,495,711	747,746	(0.0628)	0		
Vigo County School Corporation	0.8170	4,487,873,510	36,667,966	(0.0003)	0		
Vigo County School Corporation - Operating Referendum	0.1620	4,774,446,295	7,734,603	0.0000	0		
Vigo County Public Library	0.1805	4,487,873,510	8,102,575	(0.0001)	0		
Terre Haute International Airport	0.0426	4,487,873,510	1,911,239	0.0000	0		
Terre Haute International Airport Cum. Building	0.0020	4,487,873,510	89,757	0.0000	27		
Sugar Creek Township Fire District	0.3324	253,345,107	842,119	0.0000	0		
Total Tax Rate (per \$100 AV)	\$4.3520 *			(\$0.0642) *	\$234		

*Note: The reduction in tax rates could potentially reduce the Circuit Breaker losses incurred by the taxing units located in the County.

(Subject to the comments in the attached report dated June, 2024 of Baker Tilly Municipal Advisors, LLC.)

APPENDIX A

TAX INCREMENT, PROPERTY TAXES, LEGISLATION AND EXECUTIVE ACTION

Tax Increment consists of the tax proceeds attributable to all real property and (if designated) certain designated depreciable personal property assessed value within the Allocation Areas, as of the assessment date, in excess of the base assessed value as defined in IC 36-7-14-39(a). The base assessed value means the net assessed value of all the property in the allocation areas as finally determined for the assessment date immediately preceding the effective date of a declaratory resolution adopted pursuant to IC 36-7-14-39 establishing the allocation areas.

Personal property values are assessed January 1 of every year and are self-reported by property owners to county assessors using prescribed forms. The completed personal property return must be filed with the county assessors no later than May 15. Pursuant to State law, personal property is assessed at its actual historical cost less depreciation, in accordance with 50 IAC 4.2, the DLGF's Rules for the Assessment of Tangible Personal Property. Pursuant to IC 6-1.1-3-7.2, State law automatically exempts from property taxation the acquisition cost of a taxpayer's total business personal property in a county if the total business personal property is less than forty thousand dollars (\$40,000) for that assessment date prior to January 1, 2022, and less than eighty thousand dollars (\$80,000) for assessment dates after January 1, 2022.

Pursuant to State law, real property is valued for assessment purposes at its "true tax value" as defined in the Real Property Assessment Rule, 50 IAC 2.4, the 2021 Real Property Assessment Manual ("Manual"), as incorporated into 50 IAC 2.4 and the 2021 Real Property Assessment Guidelines ("Guidelines"), as published by the DLGF. In the case of agricultural land, true tax value shall be the value determined in accordance with the Guidelines and IC 6-1.1-4-13, which shall mean the "market value-in-use" of a property for its current use, as reflected by the utility received by the owner or by a similar user from the property. Except for agricultural land, as discussed below, the Manual permits assessing officials in each county to choose one of three standard approaches to determine market value-in-use, which are the cost approach, the sales comparison approach or the income approach. The Guidelines provide each of the approaches to determine "market value-in-use and the reconciliation of these approaches shall be applied in accordance with generally recognized appraisal principals." In accordance with IC 6-1.1-4-4.2(a) for the cyclical reassessment (2022-2026), the county assessor was required to submit the reassessment plan to the DLGF before May 1, 2021, and the DLGF will revise and approve the reassessment plan before January 1, 2022. The reassessment of 25% of the parcels had to be complete by January 1, 2023. Pursuant to IC 6-1.1-4-39, changes to how the assessed valuation may be determined for certain rental properties, including apartments, could result in a reduction of assessed value for those impacted properties. The changes are effective for assessment dates after December 31, 2023, first impacting taxes payable in 2025.

The reassessment plan must divide all parcels of real property in the county into four (4) different groups of parcels. Each group of parcels must contain approximately twenty-five percent (25%) of the parcels within each class of real property in the county. All real property in each group of parcels shall be reassessed under a county's reassessment plan once during each four (4) year cycle. The reassessment of a group of parcels in a particular class of real property shall begin on May 1 of a year and must be completed on or before January 1 of the year after the year in which the reassessment of the group of parcels begins. All real property assessments are revalued annual to reflect market value based upon comparable sales ("Trending"). "Net Assessed Value" or "Taxable Value" represents the "Gross Assessed Value" less certain deductions for mortgages, veterans, the aged, the blind, economic revitalization areas, resource recovery systems, rehabilitated residential property, solar energy systems, wind power devices, hydroelectric systems, geothermal devices and tax-exempt property. The "Net Assessed Value" or "Taxable Value" is the assessed value used to determine tax rates.

Changes in assessed values of real property occur periodically as a result of general reassessments, as well as when changes occur in the property value due to new construction or demolition of improvements. When a change in assessed value occurs, a written notification is sent to the affected property owner. If the owner wishes to appeal this action, the owner may file a petition requesting a review of the action. This petition must be filed with the county assessor in which the property is located by June 15 of the assessment year if the written notification is provided to the taxpayer before May 1 of that year, or June 15 of the year in which the tax bill is mailed by the county treasurer if the notice is provided on or after May 1 of the assessment year, whichever is earlier. While the appeal is pending, the taxpayer may pay taxes based on the current year's tax rate and the previous or current year's assessed value. For all appeals except an appeal on the assessed value of the property, the taxpayer may appeal not later than three years after the taxes were first due.

APPENDIX A

TAX INCREMENT, PROPERTY TAXES, LEGISLATION AND EXECUTIVE ACTION (Cont'd)

The DLGF is required to adjust the base net assessed value after a general reassessment of property and after each annual trending of property values for the purpose of neutralizing the effects on Tax Increment. In making such an adjustment, the DLGF is required to exclude any appealed assessed values until such appeals are resolved. Delays in the reassessment or the trending process, the inability to neutralize the effect of reassessment, trending or appeals, could adversely affect the Tax Increment. No adjustment has been made for future general reassessments or for the annual trending of assessed values to the Tax Increment estimates contained in this report.

The incremental assessed values are determined by subtracting the base net assessed values from the current net assessed values as of the assessment dates. The incremental assessed values are then multiplied by the current property tax rate to determine the Tax Increment. After property taxes are paid to the County Treasurer on or before each May 10 and November 10, such taxes are paid over to the County Auditor who, based on previous year's certification, pays the portion of property tax receipts which represents Tax Increment into the Allocation Fund on or before June 30 or December 31.

IC 6-1.1-21.2 allows for several methods to replace Tax Increment decreases resulting from actions of the Indiana General Assembly or the DLGF (to the extent legislative or DLGF changes cause Tax Increment to be inadequate to pay debt service and contractual obligations), including a property tax levy imposed on the district (the "TIF Replacement Levy"). It is not currently anticipated that such a shortfall will occur, and, therefore, no TIF Replacement Levy was assumed in the Tax Increment estimates contained in this report.

Article 10, Section 1 of the Constitution of the State of Indiana (the "Constitutional Provision") provides that, for property taxes first due and payable in 2012 and thereafter, the Indiana General Assembly shall, by law, limit a taxpayer's property tax liability to a specified percentage of the gross assessed value of the taxpayer's real and personal property. IC 6-1.1-20.6 (the "Statute") authorizes such limits in the form of a tax credit for all property taxes in an amount that exceeds the gross assessed value of real and personal property eligible for the credit (the "Circuit Breaker Tax Credit"). For property assessed as a homestead (as defined in IC 6-1.1-12-37), the Circuit Breaker Tax Credit is equal to the amount by which the property taxes attributable to the homestead exceed 1% of the gross assessed value of the homestead. Property taxes attributable to the gross assessed value of other residential property, agricultural property, and long-term care facilities are limited to 2% of the gross assessed value, property taxes attributable to other non-residential real property and personal property are limited to 3% of the gross assessed value. The Statute provides additional property tax limits for property taxes paid by certain senior citizens.

If applicable, the Circuit Breaker Tax Credit will result in a reduction of property tax collections for each political subdivision in which the Circuit Breaker Tax Credit is applied. A political subdivision may not increase its property tax levy or borrow money to make up for any property tax revenue shortfall due to the application of the Circuit Breaker Tax Credit.

The Circuit Breaker Tax Credit is estimated to reduce the Tax Increment revenues within the Allocation Areas by the amounts shown in this Report.

APPENDIX A

RISKS OF TAX INCREMENT AND ESTIMATES

General Risks Related to Tax Increment Collection include: (i) destruction of property in the Allocation Area caused by natural disaster; (ii) delinquent taxes or adjustments of or appeals on assessments by property owners in the Allocation Area; (iii) a decrease in the assessed value of properties in the Allocation Area due to increases in depreciation, obsolescence, legislative changes affecting the assessment, or other factors by the assessor; (iv) acquisition of property in the Allocation Area by a tax-exempt entity; (v) removal or demolition of real property improvements by property owners in the Allocation Area; (vi) a decrease in property tax rates; (vii) the General Assembly, the courts, the DLGF or other administrative agencies with jurisdiction in the matter could enact new laws or regulations or interpret, amend, alter, change or modify the laws or regulations governing the calculation, collection, definition or distribution of Tax Increment including laws or regulations relating to reassessment, or a revision in the property tax system; or (viii) a change in any of the civil unit's funding mechanisms (i.e., no longer funded by property taxes).

Reduction of Tax Rates or Tax Collection Rates. The Tax Increment estimates assume that the property tax rates will remain at approximately the same level throughout the term of this analysis. Any substantial increase in State funding, federal aid or other sources of local revenues which would reduce local required fiscal support for certain public programs or any substantial increase in assessments outside the Allocation Area could reduce the rates of taxation by the taxing bodies levying taxes upon property with the Allocation Area and have an adverse effect on the amount of Tax Increment received by the Commission. Economic conditions or administrative action could reduce the collection rate achieved by the Commission within its jurisdiction, including the Allocation Area.

Designated Personal Property. Estimates of the Tax Increment derived from designated personal property in the Allocation Area are based upon assessment information provided by the designated taxpayer(s) and/or the county auditor's office. Assessments of depreciable personal property are self-reported on an annual basis by the designated taxpayer. The assessed value of the designated depreciable personal property located in the Allocation Area may change materially due to changes in the reported acquisition cost, in-service date, depreciation pooling schedule utilized by the designated taxpayer, or due to the retirement or removal of all or a portion of the designated depreciable personal property. Additionally, the Indiana General Assembly may pass legislation that changes the assessment and/or reduces or eliminates the taxation of depreciable personal property. There can be no assurances that increased Circuit Breaker Tax Credit losses would not occur due to property tax rate changes that may occur in the future due to reductions in depreciable personal property assessed value that may result from the changes in assessment rules that could reduce the assessed value attributable to depreciable personal property in a taxing district. These changes may adversely affect the Tax Increment estimated in this Report.

Effects of Property Tax Relief Local Income Tax ("LIT"). Eligible uses for LIT taxes include credits against property taxes, and this use provides for a reduction in effective tax rates for property taxpayers resulting in a reduction in the amount of Tax Increment received by the Commission. If there is an adjustment in the property tax relief LIT, then the change could have an impact on the amount of Tax Increment generated in the Allocation Area.

Circuit Breaker Tax Credit. The Circuit Breaker Tax Credit provides different levels of tax caps for various classes of property taxpayers. (See "Circuit Breaker Tax Credit" herein.) The Tax Increment is estimated to be reduced by the Circuit Breaker Tax Credit as shown in this Report. Additionally, there can be no assurance that the levies and tax rates of the Commission and overlapping taxing units will not increase in some future year to the point of causing the Circuit Breaker Tax Credit to be further applied to property taxpayers' tax bills.

Reassessment and trending. Property values change periodically due to reassessment and trending. The DLGF is required by law to annually neutralize the effect of a reassessment on property within tax increment allocation

areas, including the Allocation Area. Delays in the reassessment and trending process, the inability to neutralize the effect of reassessment, or appeals of reassessments could adversely affect Tax Increment.

APPENDIX A

RISKS OF TAX INCREMENT AND ESTIMATES (Cont'd)

Future Development. Estimates of the Tax Increment assume that certain levels of development will occur at certain times. If this development does not occur, is delayed, is changed in size and scope, or if the actual assessed values are less than estimated, the Tax Increment collected may be less than projected.

Delayed Tax Distribution. In the event of delinquent taxes and delayed billing, collection or distribution by the County of ad valorem property taxes levied in the District, sufficient funds may not be available to the Commission in time to pay the Debt Service/Lease Rentals when due. This risk is inherent in all property tax-supported obligations.

Assessment Risk. The actual assessments are determined by the assessor based on replacement cost using the assessment manual, the income approach provided by developers, and/or trended based on comparable sales data. There is no assurance that assessed values will or will not remain at the taxes payable 2023 level.

West Terre Haute Redevelopment Commission

TIF Presentation (IC 36-7-25-8)



June , 2024

About the Area

August 30, 2007

August 30, 2037

Estimated Annual TIF

\$1,050*

\$1,040

*Actual 2023 collections were \$1,075.

Proposed Future Projects

- Public infrastructure
- Road improvements

Paris Avenue Housing Program Area

About the Area

Created/Expanded

November 10, 2014

Expiration

No later than 25 years after the date on which the first debt is issued as payable from the Allocation area

Pay 2023

\$38,510*

Pay 2024

\$32,510

Estimated Annual TIF

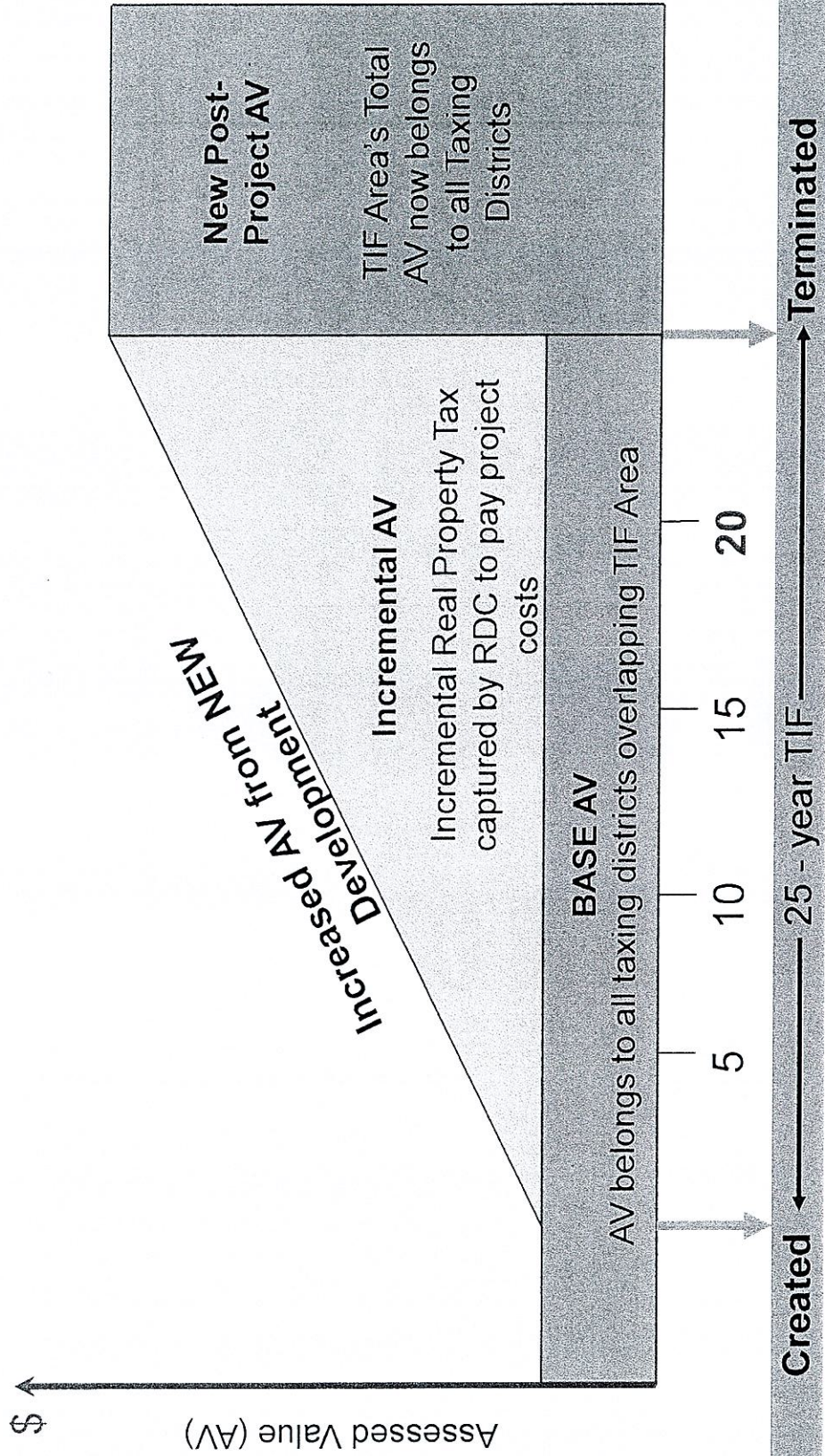
*Actual 2023 collections were \$36,676.

Paris Avenue Housing Program Area

Proposed Future Projects

- Public infrastructure
- Road improvements

TIF Mechanics



Illustrative Tax Impact

West Terre Haute Town

ESTIMATED IMPACT ON THE OVERLAPPING TAXING UNITS WHEN THE TAX INCREMENT AREAS END

SCENARIO I:	Tax Rate	Net Assessed Value of Taxing Unit	Estimated Property Tax Levy
PRESENT SITUATION			
Represents 2022 taxes payable 2023 property tax levies, assessed valuation, and tax rates.			
Vigo County	\$0.8693	\$4,486,475,723	\$39,000,933
Vigo County CCD	0.0148	4,486,475,723	663,998
Sugar Creek Township	0.1304	251,798,032	328,344
West Terre Haute Civil Town	1.8648	40,097,924	747,746
Vigo County School Corporation	0.8173	4,486,475,723	36,667,966
Vigo County School Corporation - Operating Referendum	0.1620	4,774,446,295	7,734,603
Vigo County Public Library	0.1806	4,486,475,723	8,102,575
Terre Haute International Airport	0.0426	4,486,475,723	1,911,239
Terre Haute International Airport Cum. Building	0.0020	4,486,475,723	89,730
Sugar Creek Township Fire District	0.3324	253,345,107	842,119
Total Tax Rate (per \$100 AV)	\$4.4162		

TIF Allocation Fund	Tax Rate	Incremental Assessed Value	Gross Increment	Circuit Breaker	Net Increment
Existing Tax Increment	\$3.9218	\$1,397,787	\$54,820	(\$21,200)	\$33,530
(1) Less Sugar Creek Fire Protection rate and Vigo County School Corporation referendum rate					

SCENARIO II: ASSUMES THE INCREMENTAL ASSESSED VALUE IS PASSED THROUGH TO THE OVERLAPPING TAXING UNITS

	Rate Difference	From Scenario I	Levy Difference	From Scenario I
Vigo County	\$0.8690	\$4,487,873,510	\$39,000,933	\$0
Vigo County CCD	0.0148	4,487,873,510	664,205	207
Sugar Creek Township	0.1297	253,195,819	328,344	0
West Terre Haute Civil Town	1.8020	41,485,711	747,746	0
Vigo County School Corporation	0.8170	4,487,873,510	36,667,966	0
Vigo County School Corporation - Operating Referendum	0.1620	4,774,446,295	7,734,603	0
Vigo County Public Library	0.1805	4,487,873,510	8,102,575	0
Terre Haute International Airport	0.0426	4,487,873,510	1,911,239	0
Terre Haute International Airport Cum. Building	0.0020	4,487,873,510	89,737	27
Sugar Creek Township Fire District	0.3324	253,345,107	842,119	0
Total Tax Rate (per \$100 AV)	\$4.3520			
		(\$0.0642)*		\$234

*Note: The reduction in tax rates could potentially reduce the Circuit Breaker losses incurred by the taxing units located in the County.

Get in touch

First Name: Bill

Last Name: WALKLING

Message: Is it possible to get a 14 day exemption from the rules. I generally park my RV behind the Fireworks store at 230 W National when working there. I'd like to see about June 23 to July 7, 2025

Email: privateinterests@yahoo.com

Phone: 6602333441



West Terre Haute Police Department

500 West National Avenue, West Terre Haute, Indiana 47885
Office: (812) 533-2114 Dispatch: (812) 232-3801 Fax: (812) 533-3607

MONTHLY REPORT

July 2024

Calls for Service in July: 742 (average of 23.9 calls per day)

Calls for Service to Date (2024): 4627

Criminal Case Reports Taken in July: 62

Arrests: 55

Traffic Citations written: 110

Traffic Warnings: 80

Criminal Investigations Division Warrant Applications: 4

Reports:

13 – Driving While Suspended with Prior

9 – Possession of Paraphernalia

8 – Possession of Marijuana

6 – Possession of Scheduled Substance

6 – Possession of Methamphetamine

6 – Operating with Controlled Substance in Body

6 – Operating a Vehicle While Intoxicated with Endangerment

3 – Criminal Mischief

- 3 – Crash Report
- 3 – Possession of Hypodermic Syringe
- 2 – Death Investigation
- 2 – Resisting Law Enforcement
- 2 – Residential Entry
- 2 – Battery
- 2 – Habitual Traffic Violator – Lifetime
- 2 - Auto Theft
- 2 - Operating a Vehicle While Intoxicated with Prior Conviction
- 2 – Intimidation
- 2 – Operating Without Financial Responsibility
- 2 – Minor Consuming
- 2 – Emergency Detention
- 2 – Runaway
- 1 – Child in Possession of Firearm
- 1 – Unlawful Carrying of a Handgun
- 1 – Possession of Firearm by Domestic Batterer
- 1 – Domestic Battery with Endangerment
- 1 – Domestic Battery
- 1 – Dealing Marijuana
- 1 – Possession of Cocaine
- 1 – Unauthorized Entry of Motor Vehicle
- 1 – Operating a Vehicle While Intoxicated with Passenger Less Than 18 yrs of age
- 1 – Operating a Vehicle While Intoxicated with .15% or more
- 1 – Operating a Vehicle While Intoxicated

- 1 – Theft from a Motor Vehicle
- 1 – Theft of Auto Parts
- 1 – Theft
- 1 – Trafficking with an Inmate
- 1 – Using/Distribution of Nitrous Oxide
- 1 – Neglect of an Animal
- 1 – Operating without ever Obtaining a License
- 1 – Minor Possession of Alcohol
- 1 – Possession of Tobacco by Minor
- 1 – Criminal Trespass

JULY REPORT

- .finishes chipping limbs up from the storm
- .walker tree service came and cut tree down that was in the alley hanging over before South 9th and 8th and we cleaned it up
- .hung flags for the 4th
- .pulled weeds in memorial
- .mowed and weed eaten around town hall and retention ponds
- .did red notices for the water guys
- .rocked alley off of south church street
- .cut back the alley behind fire training building
- .cut the trees in the park on s 7th street and mowed
- .hailed white rock and sand for a couple days the water guys had

Water Works

I. Call to Order:

Town Council Vice President, Shane Smith called to order the regular meeting of the West Terre Haute Water Works at 6:0pm on Monday, August 12, 2024, in the West Terre Haute Town Hall.

II. Roll Call:

The following members were present: Shane Smith, Jody Roach, and Lisa McCalister. Chuck Stranahan was absent due to injury.

III. Approval of Minutes:

The Council members received drafted copies of the Meeting Minutes from the previous month's meetings in their mailboxes before the meeting. Jody Roach made the motion to accept the minutes from the previous month's meetings. Shane Smith seconded the motion. 2-ayes

IV. Approval to pay bills:

The Council members received a copy of all the bills for the previous month for the Town. Jody Roach made the motion to pay the bills for Water Works. Shane Smith seconded the motion. 2-ayes.

V. New Issues:

- a. Jody Roach made a motion to approve payment of PayApp #2 to Dashiell Construction in the amount of \$98,627.98 for Div. A "Water System Improvements" on the INDOT Project. Shane Smith seconded the motion. 2-ayes
- b. Jody Roach made a motion to approve payment of PayApp #2 to Caldwell Tanks in the amount of \$206,781.27 for Div. B "200,000-gallon water storage tank" on the INDOT Project. Shane Smith seconded the motion. 2-ayes
- c. Shawn Kleinpeter appeared to present his financial discussion to start design of the Lead Service Line Replacement Project. Tabled and will re-visit at the Special Meeting on Thursday, August 15, 2024.

VII. Open Issues: NONE

VIII. Legal Issues (Jared Modesitt): NONE

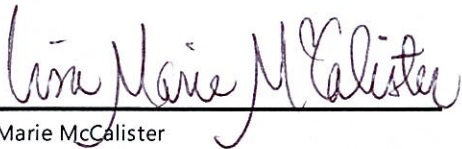
IX. Water/Utility Department Report (Donnie White): See Attached Report

X. Adjournment:

Jody Roach made the motion to adjourn the meeting for Water Works. Shane Smith seconded the motion. 2-ayes.
The meeting was adjourned at 6:11pm.

Submitted by:

Approved by:

X 

Lisa Marie McCalister
Clerk-Treasurer

X 

Chuck Stranahan
Town Council President

X 

Shane Smith
Town Council Vice President

X 

Jody Roach
Town Council Member

Water Report August 2024

- Pumped ~11.7 million gallons
- Average daily ~377,000 gallons
- Average chlorine free 0.71 ppm, total 0.76 ppm
- 6 digs, two were new service connection
- 71 locate requests
- 119 workorder tickets
- Water expansion to weigh station and rest area has begun. They have progressed on pipe ~3000'. Tower construction is scheduled to begin August 26th.
- Certified and submitted final draft for AFFF lawsuit
- Emailed End of Construction form to FCC
- Drives were replaced at Larimer Booster after power surge
- Dirtline replaced driveway on West Ave. where we moved a meter pit
- Changed oil on vehicles, replaced rear brakes on panel van
- Replaced suction hose on vac
- LSLI inspections began this week on north end of town. They will be here for another 6 weeks or so. Door hangers are getting placed as they progress.
- Wild Rose easements are ready to be signed. We will begin on Thursday

Wastewater

I. Call to Order:

Town Council President, Chuck Stranahan called to order the regular meeting of West Terre Haute Wastewater at 6:14pm, on Monday, August 12, 2024, in the West Terre Haute Town Hall.

II. Roll Call:

The following members were present: Shane Smith, Jody Roach, and Lisa McCalister. Chuck Stranahan was absent due to injury.

III. Approval of Minutes:

The Council members received drafted copies of the Meeting Minutes from the previous month's meetings in their mailboxes before the meeting. Jody Roach made the motion to accept the minutes from the previous month's meetings. Shane Smith seconded the motion. 2-eyes

IV. Approval to pay the bills:

The Council members received a copy of all the bills for the previous month for the Town. Jody Roach made the motion to pay the bills for the Wastewater. Shane Smith seconded the motion. 2-eyes.

V. New Issues: NONE

VI. Open Issues: NONE

VII. Legal Issues (Jared Modesitt): NONE

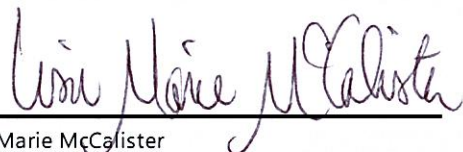
VIII. Wastewater Report (Collin Utley): See Attached Report

IX. Adjournment:

Jody Roach made the motion to adjourn the meeting for Wastewater. Shane Smith seconded the motion. 2-eyes.
The meeting was adjourned at 6:15pm

Submitted by:

Approved by:

X 


Lisa Marie McCalister
Clerk-Treasurer

X 

Chuck Stranahan
Town Council President

X 

Shane Smith
Town Council Vice President

X 

Jody Roach
Town Council Member

Monthly Town Hall Report

West Terre Haute Wastewater Treatment Plant

August 2024

For the month of July

- Completed Grinder Pump service calls
- Locates
- The new pump for the Ball Park Lift Station should be arriving any day. I am currently waiting for a repair quote from Straeffer for the KSB pump for this station.
- Straeffer also sent me a repair quote and replacement quote for one of our Main Lift Station pumps that went bad. I also received a quote from Covalen to replace this pump. I currently have one new pump on the floor, so this is not extremely urgent, but we will want to look into this in the near future.
- We had the Burger King station cleaned and have been using the new FOG packs for grease treatment. They seem to be keeping the station relatively clean so far.
- I received a quote from Water Solutions Unlimited for an H₂S treatment option to help reduce the smells at the Toad Hop Lift Station. This may replace the current product we have been using. This is also not extremely urgent at this time, but we may want to try this soon as I have recently received complaints from customers near the station.
- We have continued work on our blowers and clarifiers in order to improve our RAS Return flow and sludge settling.
- Both digester pumps were inoperable for a couple of months. We got them both running, so we are able to start wasting and dewatering again.

Current Issues:

- We still have one blower not working. It needs to be rebuilt or replaced. This must be done this month. I will be talking to PCS about our best options.

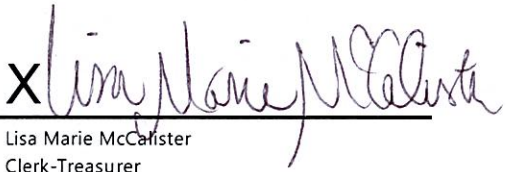
Collin Utley
8/12/2024

Storm Water

- I. Call to Order:**
- II.** Town Council President, Chuck Stranahan called to order the regular meeting of the West Terre Haute Storm Water on Monday, August 12, 2024, at 6:15pm in the West Terre Haute Town Hall.
- III. Roll Call:**
The following members were present: Shane Smith, Jody Roach, and Lisa McCalister. Chuck Stranahan was absent due to injury.
- IV. Approval of Minutes:**
The Council members received drafted copies of the Meeting Minutes from the previous month's meetings in their mailboxes before the meeting. Jody Roach made the motion to approve the minutes from the previous month's meetings. Shane Smith seconded the motion. 2-eyes
- V. Approval to pay the bills:**
The Council members received a copy of all the bills for the previous month for Stormwater. Jody Roach made the motion to pay the bills for the Town. Shane Smith seconded the motion. 2-eyes.
- VI. New Issues:**
A. Jody Roach made a motion to approve payment of PayApp#4 to B & T Drainage in the amount of \$212,875.52 for the IOCRA Stormwater improvement Phase 3 Project. Shane Smith seconded the motion. 2-eyes
- VII. Open Issues: NONE**
- VIII. Legal Issues (Jared Modesitt): NONE**
- IX. Adjournment:**
Jody Roach made the motion to adjourn the meeting for Stormwater. Shane Smith seconded the motion. 2-eyes. The meeting was adjourned at 6:16pm.

Submitted by:


Approved by:

X 

Lisa Marie McCalister
Clerk-Treasurer

X 

Chuck Stranahan
Town Council President

X 

Shane Smith
Town Council Vice President

X 

Jody Roach
Town Council Member

Public Forum

Open at 6:17pm:

*Reilly Duffy appeared to present the agreement between the Town and Commonwealth on the Lead Service Line Replacement. Subject was tabled to Thursday, August 15, 2024, Special Meeting.

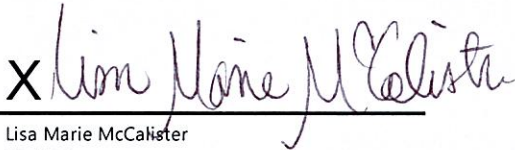
*Sister Dorothy appeared to thank whoever cut weeds at RR tracks on US150.

*Brenda Stuck appeared to ask about the Langenfeld property that is abandoned across the street from her. She's been seeing rodents, can she set traps, legally? Yes, she can. It has been put up on the tax sale list, Jim Crowley stated.

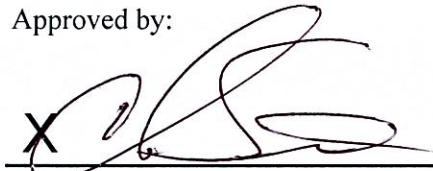
Jody Roach made a motion to close the Public Forum, Shane Smith seconded the motion. 2-eyes.
The meeting was adjourned at 6:23pm.

Submitted By:

Approved by:

X 

Lisa Marie McCalister
Clerk-Treasurer

X 

Chuck Stranahan
Town Council President

X 

Shane Smith
Town Council Vice President

X 

Jody Roach
Town Council Member

Special Meeting of the Town of West Terre Haute

I. Call to Order:

Town Council President, Chuck Stranahan called to order the Special Meeting of the Town of West Terre Haute at 6:00pm on Thursday, August 15, 2024, in the West Terre Haute Town Hall.

II. Roll Call:

The following members were present: Chuck Stranahan, Shane Smith, Jody Roach, and Lisa McCalister.

III. New Issues (General)-

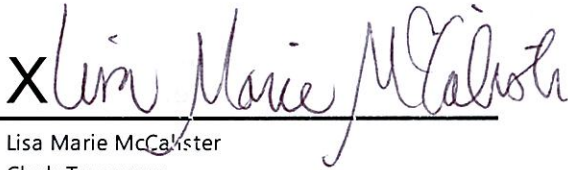
- a. Discussed Bill Walking's request for an exemption to the rules of parking his RV behind the fireworks store for the dates of June 23-July 12, 2025. A decision was made to not allow him to park behind the Fireworks store. Lisa will email him back and let him know.
- b. Shawn Kleinpeter appeared to discuss the Lead Line Service Replacement Project and the Bond Anticipation notice. Shane made a motion to suspend the rules, Jody seconded the motion 3-ayes. Shane made a motion to approve Ordinance #2024-812 agreement between Commonwealth and the Town to proceed with work under the BAN. Jody seconded the motion. 3-ayes

IV. Adjournment

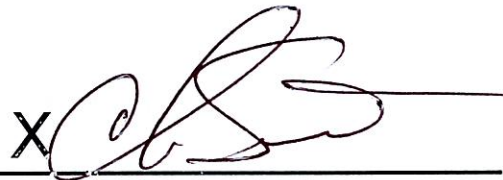
Jody Roach made the motion to adjourn the Special Meeting for the Town. Chuck Stranahan seconded the motion. 3-ayes. The meeting was adjourned at 6:20pm.

Submitted by


Approved by.

X 

Lisa Marie McCalister
Clerk-Treasurer

X 

Chuck Stranahan
Town Council President

X 

Shane Smith
Town Council Vice President

X 

Jody Roach
Town Council Member

Special Meeting of the Town of West Terre Haute

I. Call to Order:

Town Council President, Chuck Stranahan called to order the Special Meeting of the Town of West Terre Haute at 5:30pm on Tuesday, August 20, 2024, in the West Terre Haute Town Hall.

II. Roll Call:

The following members were present: Chuck Stranahan, Shane Smith, Jody Roach, and Lisa McCalister.

III. New Issues (General)-

- a. Commonwealth here to request to proceed with the IFA offer of grant funding to address PFAS in our water system. This grant money is free money. Commonwealth will perform all water testing; IFA will pay them. Maureen presented the scope of work. Shane made a motion to give Chuck the authority to sign the completed, final scope of work document, Jody seconded the motion. 3-eyes

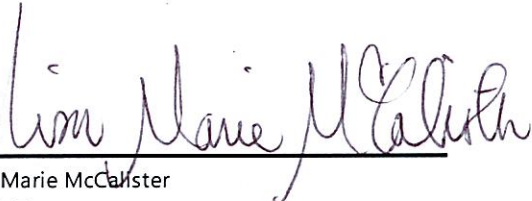
IV. Adjournment

Jody Roach made the motion to adjourn the Special Meeting for the Town. Chuck Stranahan seconded the motion. 3-eyes. The meeting was adjourned at 5:52pm.

Submitted by:

Approved by:

X



Lisa Marie McCalister
Clerk-Treasurer

X

Chuck Stranahan
Town Council President

X



Shane Smith
Town Council Vice President

X

Jody Roach
Town Council Member



Indiana Finance Authority

Emerging Contaminant Program

August 2024

Scope of Work Certification Form

I certify that I am an Authorized Representative for the utility named below and I approve of the Scope of Work summarized below and submitted with IFA’s Emerging Contaminant Program Application. I further certify the Service Provider below has been selected by the utility to perform the work set forth in our utility’s grant application. Our utility will collaborate with the Service Provider to ensure the project is completed.

Utility Name	West Terre Haute Water
Utility PWSID	IN5284015
Name of Authorized Representative	Charles R Stranahan II
Title of Authorized Representative	West Terre Haute Town Council President
Phone: (812) 533-1053	Email: Charles.Stranahan@westterrehaute.in.gov

Signature: _____ **Date:** _____

I certify that I am an Authorized Representative of the company/firm named below and I approve of the Scope of Work briefly described below and submitted in IFA’s Emerging Contaminant Program Application, which I have reviewed. If the project is awarded, I agree to enter into a Professional Services Agreement with the IFA and can complete the Scope of Work briefly outlined below and included in the Community’s application.

Company Name	Commonwealth Engineers, Inc.
Name of Authorized Representative	Robert Bellucci PE
Title of Authorized Representative	Senior Project Manager
Phone: 317-888-1177	Email: rbellucci@contactcei.com

Signature: _____ **Date:** _____

Brief Description of Scope of Work, including what work is proposed, who will do the work (identify subcontractors), detailed cost estimates (not just a lump sum), timeline, deliverables, plus the “Preliminary Alternative Analysis” cost and timeline.

1. What work is proposed
 - a. The Water Utility needs to sample and study if a pilot treatment evaluation is needed.
2. Who will do work, identify subcontractors
 - a. Commonwealth Engineers, Inc will perform the work including: Sampling of raw water and finished water in distribution system, Preliminary Alternative Analysis, Recommendations to the Utility. Based upon direction from the Utility, pilot testing is anticipated as a Phase 2.
 - b. Sub-contractors to Commonwealth include: Eurofins Eaton Analytical for sample testing.
3. Detailed cost estimates, attached.
 - a. Project Management: TBD
 - b. Preliminary Alternative Analysis Report: TBD
 - c. Sampling, Testing, Regulatory: TBD
4. Timeline to complete
 - a. 6-months
 - i. 1 month for initial intensive sampling
 - ii. 1 month for sampling testing turn around
 - iii. 4 months for extended sampling for long term variances, Preliminary Alternative Analysis Report, and Recommendations from Manufacturers regarding pilot testing
5. Clear deliverables
 - a. Preliminary Alternative Analysis Report
 - b. Appendix to Report including
 - i. Sampling Results
 - ii. Recommendations from Manufacturers regarding pilot testing
 - iii. Preliminary Cost Estimates

A Communication with Lab regarding: delivery of bottles/cooler, dropoff, chain of custody, receipt of analysis reports (Includes preliminary discussion with Owner and potential Pilot Testing Manufacturers regarding specific sampling needs)	4	16	8						28	\$1,214			\$4,051
B Travel and Labor for taking Samples and Delivering to Lab (300 miles round trip, 6 hours)									0	\$0			\$0
Single Use Field Equipment									0	\$0	\$300		\$345
Initial Baseline Sampling: 1 Month x 2 per Week x 5 Locations (Raw(2) + Finish (1) + Distribution (2))			48						48	\$1,599	\$20,000	\$1,440	\$29,991
Extended Sampling: 5 Months x 1 per Week x 5 Locations (Raw(2) + Finish (1) + Distribution (2))			120						120	\$3,997	\$50,000	\$3,600	\$74,977
C Collect Results and provide summary of Results (Tabular Tech Memo format)			28						28	\$933			\$3,112
D Coordination with Pilot Testing Companies for suitability of medias and testing based on sample results.									16	\$801			\$2,673
2.0 Regulatory Coordination									0	\$0			\$0
2.1 IDEM Coordination: Coordinate with IDEM for approval of Testing and Pilot Methods prior to initiating process.	8	8	8						24	\$1,277			\$4,261
									0	\$0			\$0
									0	\$0			\$0
									0	\$0			\$0



Indiana Finance Authority's
Emerging Contaminant Program
Guidance
August 1, 2024

Table of Contents

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2. [Eligible Participants](#)
3. [Eligible Activities](#)
4. [Ineligible Activities](#)
5. [Project Phasing](#)
6. [Application](#)
7. [Program Partners](#)
8. [Agreements](#)

Purpose

The purpose of the Indiana Finance Authority (“IFA”)’s Emerging Contaminant Program (“ECP”) is to assist eligible drinking water utilities with the U.S. EPA’s [National Primary Drinking Water Regulation for six per-and polyfluoroalkyl substances \(“PFAS”\)](#). Public water systems have five years (by 2029) to implement solutions that reduce these PFAS if monitoring shows that drinking water levels exceed these MCLs.

The IFA ECP is funded by the U.S. EPA’s [Emerging Contaminants in Small or Disadvantaged Communities \(EC-SDC\) Grant](#).

Eligible Participants

Public water systems that serve small communities (<10,000 population) **or** disadvantaged communities ("DAC") are eligible participants. In Indiana, a DAC is one where the directly impacted area has a Median Household Income ("MHI") less than 80% of the state's MHI. For State Fiscal Year 2025 (July 1, 2024 – June 30, 2025), this threshold is an MHI of \$53,800 or less. The impacted area's MHI is determined by the Census tract or the Census place (city or town) information depending on which best reflects the area served by the project.

Currently, the IFA is making the ECP available to drinking water utilities who were identified by [IDEM's voluntary PFAS sampling program](#) as having PFAS needs and who expressed a desire to participate in the ECP at the start of the program in 2023. The IFA may expand the ECP to accept applications from other eligible drinking water utilities in 2025.

Eligible Activities

The ECP can fund the following activities to address emerging contaminants:

- Sampling (non-compliance only)
- Pilot treatment testing set up and monitoring
- Planning and design
- Supply/source
- Treatment
- Storage
- Providing households access to drinking water services
- Water system restructuring, consolidation, or creation
- Technical assistance
- Public communication, engagement, and education.

Note on pilot treatment units: An environmental review (likely a Categorical Exclusion) will be required, and Build America Buy America ("BABA") will apply to any permanent components.

Ineligible Activities

Ineligible activities include:

- Projects whose primary purpose is not to address PFAS or emerging contaminants
- Remediation of contaminated groundwater or underlying aquifers
- Operations and maintenance costs
- Lead service line replacement
- Replacement of premise plumbing
- Construction or rehabilitation of dams

Currently, the IFA cannot grant assistance to communities with individual private wells unless the purpose of the activity is determining whether the individual private wells should be connected to an existing public water system or create a new public water system.

Project Phasing

The ECP will phase work as needed. For example,

- PWSID 1 needs to sample and study if a pilot treatment evaluation is needed.
 - *PWSID 1 submits application, receives approval for sampling. Later, submits application for pilot treatment evaluation, receives approval. Later, submits application for design and construction of final alternative, receives approval.*
- PWSID 2 already knows a pilot treatment evaluation is needed.
 - *PWSID 2 submits application for pilot treatment evaluation, receives approval. Later, submits application for design and construction of final alternative, receives approval.*
- PWSID 3 has already completed pilot treatment evaluation and is ready to begin design and construction.
 - *PWSID 3 submits application for design and construction of final alternative, receives approval.*

Application

All participants will prepare a "Preliminary Alternative Analysis" at the beginning of their participation in the ECP. The purpose of this short document is to enable the utility to decide which of the three main options for addressing emerging contaminants – install treatment, regionalize, install new supply, or other – to study further. The preparation of the Preliminary Alternative Analysis should be included in the scope. Note: some work, such as sampling, may begin before the Preliminary Alternative Analysis is submitted to the IFA, only when the IFA is notified prior to starting work.

Suggested Preliminary Alternative Analysis outline:

1. Overview of need as related to emerging contaminants
 - a. Note any other PFAS testing outside of IDEM's voluntary program
2. Basic description of existing facilities as related to emerging contaminants (e.g., age, condition)
3. Analysis of three main options for addressing emerging contaminants – install treatment, regionalize, install new supply, plus any other approaches that the utility wants to investigate. Analysis could consider the following aspects:
 - a. Technical
 - b. Cost – capital and long-term
 - c. Impact on operations
 - d. Geography
4. Recommendation of next steps as related to emerging contaminants

Participants will complete the following table as part of their initial application:

	Yes, and want to start asap	Probably but not ready to start	Unknown	Probably will not be a part of this project
Sampling of raw water and finished water in distribution system				
Installation and operation of a pilot treatment unit, plus associated sampling				
Development of a new supply (planning only)				
Installation of new treatment components (planning only)				
Regionalization (planning only)				
Other, please describe (write in)				

For any item marked, "yes, and want to start asap", the application will require a Certification of Scope (see [Agreements](#)) that includes:

1. What work is proposed
2. Who will do work, identify subcontractors
3. Detailed cost estimates, not just a lump sum
4. Timeline to complete
5. Clear deliverables
6. The scope should also include the "Preliminary Alternative Analysis" work, plus the cost and timeline to complete.
7. The scope should be signed by both utility representative and consulting engineering firm.

Program Partners

In general, Program Partners and their respective roles are:

- Drinking Water Utility – may collect samples (raw water at intake/well and finished water) and mail to laboratory.
- Consulting Engineering Firm – will complete the Preliminary Alternative Analysis, design the sampling plan, coordinate partners and, if needed, oversee the pilot treatment evaluation.
- Laboratory Partner – will mail sample bottles to utility, will conduct sampling analysis, will send results to Consulting Engineering Firm. The Laboratory Partners for the ECP will be either Pace Analytical Services or Eurofins Eaton Analytical, to be determined by the Consulting Engineering Firm.
- Environmental Remediation Partner – if needed, will provide PFAS technical assistance to Consulting Engineering Firm on sampling and pilot treatment design. May also be responsible for sample collection.
- Pilot Treatment Partner – if needed, will provide the piloted treatment unit. May also design, install, and manage it.
- IFA – will provide funding and manage the ECP.

Agreements

The IFA will utilize a Professional Services Agreement to engage the Consulting Engineering Firm selected by the Utility Partner. A Certification of Scope will be used to ensure that the Utility and Consulting Engineering Firm agree to what work will be done. The Laboratory Partner, Environmental Remediation Partner (if needed), and Pilot Treatment Partner (if needed), will be subcontractors to the Consulting Engineering Firm. If a pilot treatment component is installed, environmental review may be necessary. Copies of executed subcontractor agreements should be submitted to the IFA. Invoices and brief progress reports will be submitted to the IFA monthly.

The construction phase of the project will follow the State Revolving Fund (“SRF”) Loan Program’s standard process. The assistance agreement will be with the utility. A SRF application and SRF Preliminary Engineering Report (“PER”) will be used to collect the necessary information. Other requirements include environmental review, procurement, DBE, BABA, signage, reporting, et al. Disbursement requests will follow the standard SRF process.

Special Meeting of the Town of West Terre Haute

I. Call to Order:

Town Council President, Chuck Stranahan called to order the Special Meeting of the Town of West Terre Haute at 6:00pm on Friday, August 30, 2024, in the West Terre Haute Town Hall.

II. Roll Call:

The following members were present: Chuck Stranahan, Shane Smith, Jody Roach, and Lisa McCalister.

III. New Issues (General)-

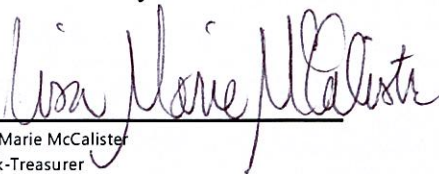
- a. Jody Roach made a motion to move Jim Crowley to Water Laborer 3, vacating the Building Inspector position due to budget cuts, effective 9/3/2024, for the pay established in the 2024 Salary Ordinance. Shane Smith seconded the motion. 3-ayes (Jody also requested letterhead to print letters to the employees that would be laid off)
- b. Jody made a motion to move Gary to the Utility Float position, effective at the close of business on 9/13/2024. Shane seconded the motion. 3-ayes
- c. Jody read a letter she had drafted to present to Garrick Busenbark regarding his lay off status. Jody made a motion to lay off Garrick Busenbark effective at the close of business on 9/14/2024. Shane Smith seconded the motion. 3-ayes
- d. Jody read a letter that she drafted to give to Bill Bark to present to the police officers that would be laid off. Jody made a motion to immediately suspend the clothing allowance for the Police. Shane Smith seconded the motion. 3-ayes
- e. Jody made a motion to suspend the Part time cleaning position, effective immediately. Shane seconded the motion. 3-ayes
- f. Jody made a motion to suspend the Part time patrolman position, effective at the end of business on 9/14/2024. Shane Smith seconded the motion. 3-ayes
- g. Jody made a motion to suspend the Probationary Part time Patrolman position effective at the close of business 9/14/2024. Shane seconded the motion. 3-ayes
- h. Jody made a motion to allow and continue to pay Full time Probationary patrolman, Barnes to complete the Police academy. Graduation day will be his last day of employment with the town. Shane seconded the motion. 3-ayes
- i. Discussion was had concerning the Ordinance to amend the Salary Ordinance in order to pay the Utility float from 50% water and 50% wastewater. This item was tabled until we could get an answer on Thursday from Jared Modesitt.

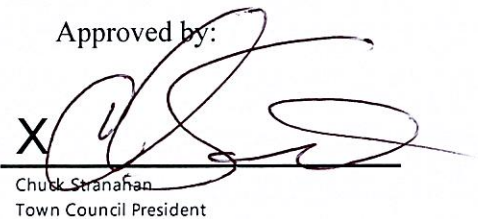
IV. Adjournment

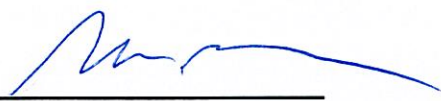
Jody Roach made the motion to adjourn the Special Meeting for the Town. Chuck Stranahan seconded the motion. 3-ayes. The meeting was adjourned at 6:15pm.

Submitted by:

Approved by:

X 
Lisa Marie McCalister
Clerk-Treasurer

X 
Chuck Stranahan
Town Council President

X 
Shane Smith
Town Council Vice President

X 
Jody Roach
Town Council Member

Resolution #2024-830

Amendment to 2024 Salary Ordinance for Town of West Terre Haute, Indiana

WHEREAS, the Town of West Terre Haute Town Council has the authority to make amendments to the current Salary Ordinance provided that it does not exceed the budgeted amount; and

WHEREAS, the Town of West Terre Haute Town Council approved a Salary Ordinance in 2023 for the 2024 calendar year; and

WHEREAS, the Town of West Terre Haute Town Council and Clerk-Treasurer are responsible for maintaining positive balances in all budgeted and unbudgeted funds; and

Jody Roach


WHEREAS, the Town of West Terre Haute Town Council approved a budget in 2023 for the 2024 calendar year for a position as Utility Float Position in the amount of \$41,600.60 annually, \$1,600.02 bi-weekly, and \$20.00 hourly for a 40 hour work week. To be paid from the Stormwater Fund.

WHEREAS, the Town of West Terre Haute Town Council wish to make an amendment to the 2024 Salary Ordinance for Utility Float Position to be paid 50% from the Water Department at \$20,800.30 annually, \$800.01 Bi-weekly and \$10.00 Hourly for a 40 hour work week and 50% from the Wastewater Department at \$20,800.30 annually, \$800.01 Bi-weekly and \$10.00 Hourly for a 40 hour work week.


NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of West Terre Haute, Indiana that the 2024 Salary Ordinance will be amended for Utility Float Position to be paid 50% from the Water Department at \$20,800.30 annually, \$800.01 Bi-weekly and \$10.00 Hourly for a 40 hour work week and 50% from the Wastewater Department at \$20,800.30 annually, \$800.01 Bi-weekly and \$10.00 Hourly for a 40 hour work week.

This change will take effect as of Monday, September 16, 2024.

Presented to the West Terre Haute Town Council of Vigo County, Indiana and adopted on this day of ~~September~~^{August} 2024, by a vote of in favor and opposed.

X 

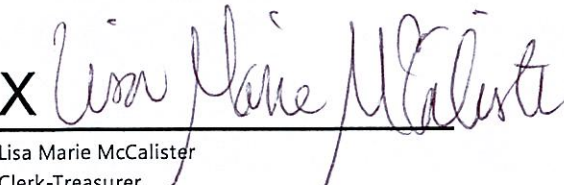
Chuck Stranahan
Town Council President

X 

Shane Smith
Town Council Vice President

X 

Jody Roach
Town Council Member

X 

Lisa Marie McCalister
Clerk-Treasurer

Special Mtg

Special Meeting of the Town of West Terre Haute

I. Call to Order:

Town Council President, Chuck Stranahan called to order the Special Meeting of the Town of West Terre Haute at 6:00pm on Thursday, September 5, 2024, in the West Terre Haute Town Hall.

II. Roll Call:

The following members were present: Chuck Stranahan, Shane Smith, Jody Roach, and Lisa McCalister. Jared Modesitt was joining via phone.

III. New Issues (General)-

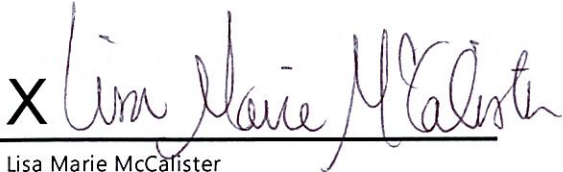
- a. Jody was questioning the 3rd paragraph in Ordinance #2024-830, amending the salary ordinance to change where the utility float is paid from. Jared felt that it needed to be there. The ordinance was read, and Jody made a motion to approve Ordinance #2024-830, Shane seconded the motion. 3-ayes
- b. Discussions were had about the Aim Medical Insurance renewals for 2025. The following changes were to be made:
 - i. The Town would offer 2 plans, 1 HDHP and 1 PPO
 - ii. Employees will pay 25% of the coverage for themselves and 100% coverage for their spouse and children and family.
 - iii. The employees will be responsible for paying 50% of the Dental Premium & 50% of the Vision Premium for themselves and 100% coverage for Spouse, children and family.
 - iv. The Town will still pay for Basic Life and AD & D 100%.
 - v. The Board members wanted the employees to pay 100% for short term disability.

IV. Adjournment

Jody Roach made the motion to adjourn the Special Meeting for the Town. Chuck Stranahan seconded the motion. 3-ayes. The meeting was adjourned at 6:58pm.

Submitted by:

Approved by:

X 

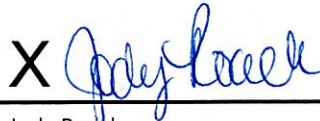
Lisa Marie McCalister
Clerk-Treasurer

X 

Chuck Stranahan
Town Council President

X 

Shane Smith
Town Council Vice President

X 

Jody Roach
Town Council Member

Resolution #2024-830

Amendment to 2024 Salary Ordinance for Town of West Terre Haute, Indiana

WHEREAS, the Town of West Terre Haute Town Council has the authority to make amendments to the current Salary Ordinance provided that it does not exceed the budgeted amount; and

WHEREAS, the Town of West Terre Haute Town Council approved a Salary Ordinance in 2023 for the 2024 calendar year; and

WHEREAS, the Town of West Terre Haute Town Council and Clerk-Treasurer are responsible for maintaining positive balances in all budgeted and unbudgeted funds; and

WHEREAS, the Town of West Terre Haute Town Council approved a budget in 2023 for the 2024 calendar year for a position as Utility Float Position in the amount of \$41,600.60 annually, \$1,600.02 bi-weekly, and \$20.00 hourly for a 40 hour work week. To be paid from the Stormwater Fund.

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NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of West Terre Haute, Indiana that the 2024 Salary Ordinance will be amended for Utility Float Position to be paid 50% from the Water Department at \$20,800.30 annually, \$800.01 Bi-weekly and \$10.00 Hourly for a 40 hour work week and 50% from the Wastewater Department at \$20,800.30 annually, \$800.01 Bi-weekly and \$10.00 Hourly for a 40 hour work week.

This change will take effect as of Monday, September 16, 2024.

Presented to the West Terre Haute Town Council of Vigo County, Indiana and adopted on this 5th day of September 2024, by a vote of 2 in favor and — opposed.

X

Chuck Stranahan
Town Council President

X

Shane Smith
Town Council Vice President

X

Jody Roach
Town Council Member

X

Lisa Marie McCalister
Clerk-Treasurer