

**COUNCIL PROCEEDINGS
CITY OF ATTICA**

4-15-2024

The Common Council for the City of Attica met on April 15, 2024, at 6:00 P.M.

Those present at the meeting were: Council Members; Mrs. Ronda Delong, Mr. Nathan Maus, Mr. Scott Voorhees, Mrs. Kaylie Carnahan, and Mr. Duane Roderick. Also, present were Mayor Larry Grant, Clerk Treasurer Joanne Broadwater, and Attorney Jud Barce.

NEW BUSINESS:

- Fire Department Public Hearing: Council Meeting suspended.

See attached minutes and supporting documents.

Public Hearing closed; meeting resumed.

- Attorney Barce handed out a copy and explained the changes to the WEGA MOU. Grant asked for a motion.

Roderick made a motion to accept all changes to the WEGA MOU, Maus seconded, all were in favor, motion passed.

- Attorney Barce presented the warranty deed to transfer the downtown market property from the city to WEGA.

Roderick made a motion to proceed with the property transfer to WEGA, Carnahan seconded, all were in favor, motion passed unanimously.

Rod Bannon, WEGA Director, briefly spoke on the easement that is needed for the project.

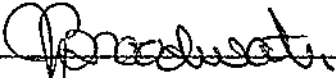
ADJORNMENT:

Grant stated he had no further business and requested a motion to adjourn. The next Council meeting will be held Monday May 13th, 2024, at 6:00pm.

Voorhees made the motion to adjourn, Roderick seconded, all were in favor, motion passed, meeting adjourned.



Larry Grant, Mayor

ATTEST: 

Joanne Broadwater, Clerk-Treasurer

City of Attica

To: Fountain County Neighbor
113 S. Perry St.
Attica, IN 47918

01071813 FCN #1 hearing Fire Station

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of type in which the Body of the advertisement is set) – number of equivalent lines

Head – number of lines.....

Body – number of lines

Tail – number of lines

Total number of lines in notice

COMPUTATION OF CHARGES

101 lines 1 columns wide equals 101 equivalent lines

At .4700 cents per line..... \$ 47.47

Additional charge for notice containing rule or tabular work (50 percent of above amount)

Charge for extra proofs of publication (\$2.00 for each proof in excess of two)

TOTAL AMOUNT FOR CLAIMS..... \$ 47.47

DATA FOR COMPUTING COST

Width of single column 9 ems

Number of insertions 1

Size of type 8 point

Pursuant to the provisions and penalties of IC 5-11-10-1, I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

I also certify that the printed matter attached hereto is a true copy, of the same column width and type size, which was duly published in said paper 1 times. The dates of publications being as follows: March 28, 2024

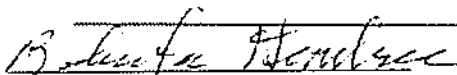
Additionally, the statement checked below is true and correct:

Newspaper does not have a website.

Newspaper has a website and this public notice was posted on the same day as it was published in the newspaper.

Newspaper has a website, but due to technical problem or error, public notice was posted _____

Newspaper has a website but refuses to post public notice.


Roberta Hembree Title: Office Manager

Date: April 2, 2024

01071813 FCN 3/28/2024
CITY OF ATTICA, INDIANA
1ST PUBLIC HEARING
NOTICE

On or about June 28, 2024, the City of Attica (Lead Applicant) intends to apply to the Indiana Office of Community and Rural Affairs for a grant from the State Community Development Block Grant (CDBG) Public Facilities Program (PEP) program. This program is funded by Title I of the federal Housing and Community Development Act of 1974, as amended. These funds are to be used for a community development project that will include the following activities: Fire Station Improvements Construction Project for the Attica Volunteer Fire Department (Sub-Recipient).

The total amount of CDBG funds to be requested is \$461,190. The amount of CDBG funds proposed to be used for activities that will benefit the 53.66% low-and-moderate-income persons is \$247,474.55. The Applicant also proposes to expend an estimated \$57,000 in non-CDBG funds on the project. These non-CDBG funds will be derived from the following sources: (1) \$5,000 previously paid environmental review, (2) \$11,952 previously paid preliminary architectural reports, (3) \$18,802 City General Funds and (4) \$21,246 Philanthropic Capital Funds held in the Western Indiana Community Foundation. Total project cost is \$518,190 which breaks down to \$461,190 of CDBG funds (89% of the total project cost) and \$57,000 in non-CDBG funds (11% of the total project cost).

The City will hold a public hearing on Monday, April 15, 2024 at 6:00 pm at the Attica City Hall, 305 E. Main St., Attica, IN 47918, to provide interested parties an opportunity to express their views on the proposed federally funded CDBG project. Persons with disabilities or non-English speaking persons who wish to attend the public hearing and need assistance should contact the project's Grant Administrator, Kristy Jerrell with Jerrell Consulting & Grant Administration Services, 1813 W. Colonial Dr., Terre Haute, IN 47802 or (812) 878-0826, M-F, 8:00 am to 4:30 pm, not later than April 12, 2024. Every effort will be made to provide reasonable accommodations for these persons.

Information related to this project will be available for review prior to the public hearing as of March 28, 2024 at the office of the Project's Grant Administrator, Jerrell Consulting & Grant Administration Services, 1813 W. Colonial Dr., Terre Haute, IN 47802 or you may call

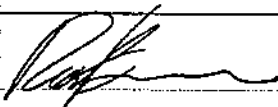
(812) 878-0826 or you may call (812) 878-0826, between the hours of 8:00 am and 4:30 pm. Interested citizens are invited to provide comments regarding these issues either at the public hearing or by prior written statement. Written comments should be submitted to the project's Grant Administrator, Kristy Jerrell by mail, at the address above, no later than April 12, 2024, in order to ensure placement of such comments in the official record of the public hearing proceedings. A plan to minimize displacement and provide assistance to those displaced has been prepared by the City and is also available to the public. This project will result in NO displacement of any persons or businesses. For additional information concerning the proposed project, please contact the project's Grant Administrator, Kristy Jerrell at (812) 878-0826, M-F from 8:00 am to 4:30 pm or write to Kristy Jerrell at Jerrell Consulting & Grant Administration Services, 1813 W. Colonial Dr., Terre Haute, IN 47802

hspaxlp

PUBLIC HEARING #1

CITY OF ATTICA

Project: Fire Station Improvements Construction Project	Public Hearing Date/Time: Monday, April 15, 2024 at 6:00 pm
Grant Administrator: Kristy Jerrell Jerrell Consulting & Grant Administration Services, LLC	Place/Room: City of Attica's City Hall 305 East Main Street Attica, Indiana 47918

Name	Title	Office Phone / Cell Phone	E-Mail
	Director, WEGA	312-231-4080	director@wegaworks.com
Shawn Negele	Treasurer, WEGA	765-585-1079	treasurer@wegaworks.com
Bill Glass	President, WEGA	214-310-9579	President@wegaworks.com
Josh James	ASSISTANT CHIEF ATTICA FIRE	765-299-3247	atticafire131@gmail.com
Aaron Cooper	Attica Firefighter	765-585-6867	acooper9314@gmail.com
Ashley Cooper	Attica Firefighter	217-474-9579	sashley@comcast.net
Tom Kampke	Cotman	765-585-0899	FrankBK@a1years.com
Lexxi Haddock	Director, Attica Main Street	765-585-6501	lexxispragg@hotmail.com
Cindy Mason	ATTICA REDEV. C. ATTICA MAIN ST.	765-366-0601	mason1908@comcast.com
Paula Clark	Attica Main St.	872-400-6454	paula.clark5577@gmail.com
Tom Pitman	Partner Barnes & Thornburg	317/294-1922	thomas.pitman@bt.com
Gregg Curtis	Business Owner	765-426-7790	curtisgh@hscast.com
Mike Little	Fire Chief	765-761-0617	Atticafire100@gmail.com
Troy Rutzahn	Captain	765-761-0754	arsd_132@yahoo.com
Chris Beedle	Deputy Chief Fire Dept.	765-585-5030	cbeedle23@gmail.com
Larry Grant	Mayor	765-586-5315	mayor@attica-in.gov
Nathan Maus	City Council	765-585-3833	NMAUS@Attica-IN.gov
Scott Voorhes	City Council	317-403-4086	SVoorhes@attica-in.gov

PUBLIC HEARING #1

CITY OF ATTICA

Project: Fire Station Improvements Construction Project

Public Hearing Date/Time:

Monday, April 15, 2024 at 6:00 pm

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

Place/Room:

City of Attica's City Hall
305 East Main Street
Attica, Indiana 47918

Name	Title	Office Phone / Cell Phone	E-Mail
Broadwater	Clerk-Treasurer	765-762-2467	clerk@attica-in.gov
Renee McKee	WEB SECRETARY	765-585-1032	rlm2rmckee@gmail.com
Walter	citizen	765-585-3161	nbdavis@gmail.com
Larry	citizen	765-585-0121	ask@buhamy@aol.com
Deane Rodera	citizen/council	765-299-2405	deane_roderick_370@comcast.net
Kristy Jerrell	Grant Administrator	812-878-0826	jerrellconsulting@attica.com

JERRELL CONSULTING & Grant Administration Services, LLC

PUBLIC HEARING #1

Fire Station Improvements Construction Project

City of Attica (Lead Applicant)
Attica Firefighters, Inc. (Sub-Recipient)

Monday, April 15, 2024 at 6:00 pm

Meeting Location:
Attica City Hall
305 E. Main Street
Attica, Indiana 47918

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1. **Call to Order:** Mayor Larry Grant formally called the City Council Meeting to order at approximately 6:00 pm and then opened the IOCRA public hearing.
 2. **Facilitator:** Kristy Jerrell, Grant Administrator from Jerrell Consulting & Grant Administration Services LLC.
 3. **Discussions:**
 - a. Kristy Jerrell presented and explained that the City of Attica (Lead Applicant) will be applying to the Indiana Office of Community and Rural Affairs (IOCRA) for a Community Development Block Grant (CDBG) to fund a Fire Station Improvements Construction Project for the Attica Firefighters, Inc. (Sub-Recipient). She explained that in order to apply to the CDBG program, the applicant must be a non-entitlement City, an incorporated City or a non-urban County.
 - b. Kristy Jerrell stated that per the Indiana CDBG Handbook released in May 2019 and then revised August 2019, each public hearing is required to have the following content to educate and inform the local residents about the project. She stated that the public hearing is an opportunity to educate and inform local residents about the project and it also provides a forum for citizen input. She went over the following required content:

Goals and objectives of the CDBG program:

Kristy Jerrell stated that the primary objective of the CDBG program is to develop viable communities by helping to provide decent housing and suitable living environments, and expanding economic opportunities principally for persons of LMI. She stated that to achieve these goals, the CDBG regulations define eligible activities and the National Objectives that each activity must meet. She stated that IOCRA (as the recipient of CDBG funds), is charged with ensuring that each project funded meets one of the National Objectives listed next and that the project is an eligible activity. She stated the three National Objectives are: benefit to LMI persons, prevention of elimination of slums and blighted conditions and urgent need projects. She stated that this project is qualifying under benefit to low-and-

moderate income (LMI) persons from a 2023 completed income survey completed at 53.66% low to moderate income (LMI). She stated that the income survey began in September 2023 and the final income survey response was received on 11-19-23. She stated that IOCRA approved the income survey to utilize on 11-22-23.

Total amount of CDBG funds available:

Kristy Jerrell stated that IOCRA does not reveal how much money is available for each particular round. She stated that last funding round of Round II 2023, a total of 2 public facilities projects were funded totaling \$959,410.

She stated that according to the State of Indiana's 2023 Action Plan's Method of Distribution the allocation of for IOCRA CDBG Public Facilities Program (PFP), there is a total of \$1,500,000 IOCRA CDBG dollars that are allocated to fund stormwater projects per the method of distribution of that plan.

Community development and housing needs of the applicant:

Kristy Jerrell stated that the community development needs of the City is to continuously improve upon all services in the City especially public health and safety within the City and the Fire Department's fire service area, thus the reason for applying to IOCRA for this vital fire station improvements construction project. She also stated that it is always the City's objective to meet the housing and community development needs of the residents, especially the LMI persons. She stated that public meetings and this required public hearing today is one way that the community assesses the housing, public facility, and economic needs of the residents and LMI residents.

Proposed activities for the project and the amount to be requested:

Kristy Jerrell stated that the total project cost is \$518,190. She stated that the proposed activities for the project are fire station improvements construction related and \$461,190 will be requested from IOCRA in CDBG grant funds.

Proposed amount of funds to be used to benefit low- and moderate-income people:

Kristy Jerrell stated that \$247,474.55 of the \$461,190 IOCRA grant funds will be used to benefit the 53.66% LMI persons by income survey.

Amount and source of local funds to be expended on the project:

Kristy Jerrell stated that the City will be utilizing \$57,000 in local funds: (1) \$5,000 in previously paid environmental review, (2) \$11,952 in previously paid preliminary architectural reports, (3) \$18,802 in City General Funds, and (4) \$21,246 in Philanthropic Capital funds held in the Western Indiana Community Foundation.

Notification of any displacement resulting from the proposed activities or Notification of No Displacement:

Kristy Jerrell stated that this project will result in NO displacement of any persons or businesses.

Kristy Jerrell stated again that the total project cost for this project is \$518,190 and the City will be committing a total of \$57,000 in local match and requesting an IOCRA grant in the amount of \$461,190.

c. Kristy Jerrell stated that this is the 1st funding round for the 2024 year for CDBG public facilities projects. She stated that these rounds are highly competitive and if the grant is not awarded the first time, then the City can apply for Round II 2024 in late December.

d. Kristy Jerrell explained the scoring criteria in which the project is looking at and will be scored on:

e. Kristy Jerrell explained the scoring criteria in which the project is looking at and will be scored on:

(1) 53.66 points out of 100 points for National Objective (2023 completed/approved to utilize income survey).

(2) 94.96 points of 175 points for community distress points; Kristy Jerrell stated it is several items such as unemployment rate, medium household income, Labor force participation, etc. She stated it is a data already set.

(3) 11 points out of 75 points in local match contribution (\$518,190 total project cost with \$57,000 in local match).

(4) hopefully, at least 215.38 points out of 300 points on the Project Design Factors which are the narratives in the application; she stated that the City must receive at least 215.38 points on the narratives to meet the minimum score of a total of 450 out of 700 to even be awarded but a higher score is really needed on the narratives section to actually be awarded the grant due to the highly competitive projects that the application will be competing against;

(5) 50 points out of 50 points for project sustainability which is 25 points will be awarded for Philanthropic Contribution as 4.1%/\$21,246 of Philanthropic Capital is held in the Community Foundation specifically for his project and 25 points will be awarded as the Fire Department will have a long-term permanent endowment set up by time of final grant application submittal with the Community Foundation to be used for ongoing operation and maintenance activities of the project – all for a total of 50 out of 50 points.

(6) 25 points out of 25 points for BONUS POINTS; submitted on 3-21-24 and grant by IOCRA on 3-21-24.

(7) Kristy Jerrell stated that the application will receive no point reduction for this project as this is the first time, within the past 5 years, that the City would be applying for/hopefully receiving a grant award in this category.

f. Kristy Jerrell then turned the meeting over to the Project Architect Timothy Henning from Architecture Plus to explain the details of the project.

g. Project Architect Timothy Henning from Architecture Plus explained the project in detail as follows: He stated that a single bay on the south end of the building will be constructed. He stated the following:

- fire station building will go from a 3,600 square foot building to 5,200 square foot building

- truck bay size will go from 3,200 square feet of open concept cays to 3,480 square feet of open/continuous space
 - current 5 truck bays hold 7 fire fighting vehicles and will go to 2 drive in/drive through bays and 2 small back-in bays; Fire Department will now be able to upgrade some of the older trucks such as their existing engine as the building will have proper clearance for the new engine to fit/be able to be housed/parked into the building
 - overhead doors are 3 of 10 ft X 9 ft and 2 of 12 ft x 9 ft going to 4 doors will be 14 ft x 14 ft and 2 doors of 10 ft x 9 ft for a new engine to be housed in the fire station
 - current restrooms are shared men/women not ADA compliant and will go to separate restroom for men/women and will be ADA accessible
 - currently no designed training room will go to a 860 square foot designated training room
 - currently no designated dispatch room going to 100 square foot designated dispatch room
 - currently no designated storage room going to 65 square foot designated storage/pantry room
 - currently no designated cascade air/compressor room to fill self-contained breathing apparatus going to 120 square foot of designated cascade air/compressor room
 - currently no designated clean-up room/no ability to de-contaminate after a fire run and must return home to do so going to 100 square feet of designated clean-up room/no ability to de-contaminate after a fire run to allow firefighters the ability to de-contaminate completely after a fire run before returning home decreasing the chance of cancer and other health risks associated with contaminants on skin and clothing
 - HVAC system runs off gas with air conditioning going to heating/cooling via 90% efficient gas furnace and then infrared gas heaters for the truck bays
- h. Fire Chief Mike Little stated that he looked at the price of a new station which totaled over \$5.3 million which was not feasible for the City or the Fire Department. He stated Attica is a small community and with the 53.66% LMI residents in the fire service area – it is not feasible for the City or the Fire Department to obtain a bond to pay for a new station as tax rates would have to increase which is not good for residents. He stated that this current project of adding an additional bay is the best alternative.
- i. Fire Chief Mike Little stated that it is so important to receive this IOCRA grant. He stated that the Fire Department has 1 engine truck which is the main firefighting/all emergencies vehicle: (1) 1,250 gallons per minute pumping capacity engine with 750 gallons of total water hauling capacity. He stated that a new engine needs to be purchased to replace this existing engine, but that cannot be done currently as the existing fire station doors are too narrow for the engine to park in the fire station. He stated that if granted the IOCRA grant to construct these improvements – a new engine can be purchased with 1,500 gallons per minute pumping capacity with 1,000 gallons of total water hauling capacity to better serve the fire service area. He also stated that the fire department's current ISO rating is a 6 and it will improve once the new engine is purchased which then ultimately benefits the residents with insurance rates. He stated it is a win win for all – the City, the fire department and the residents in the fire service area. He stated that the new engine will cost

roughly \$1 million dollars and that is why it is overly vital to receive the IOCRA grant to construct these improvements. He stated without the IOCRA grant – a new engine cannot be purchased.

- j. Kristy Jerrell then opened the public hearing for comments and questions.
 - k. Mayor Larry Grant stated that this Fire Station Improvements Project is the City's TOP priority as improvements need to be made to the existing fire station. He stated that this project will not only allow additional room in the existing fire station to house a new engine, but it will also allow the fire station to be turned into a catastrophic event center for residents in case of an emergency. He stated that he and the fire department are committed to, after the project is completed and close out, to purchasing a permanently affixed generator specifically for the fire station for the residents in case of emergencies/shelter during catastrophic events/long power outages, etc. He stated that the project will construct a pad for the permanently affixed generator to sit on.
 - l. Resident Lexxi Haddock stated that as a resident of Attica she is 100% in support of this project for the future emergency management needs of the Attica community and the fire service area.
 - m. Kristy Jerrell asked if there were any further comments that the public would like to make or questions about the grant application, the grant process or the project construction details.
4. **Adjournment:** There being no further comments/questions the Mayor Larry Grant adjourned the meeting at approximately 6:21 pm.



Kristy Jerrell, Grant Administrator
Recorder (See attached Third Party Authorization)

Attachments:

1. 4-15-24 IOCRA STORMWATER CONSTRUCTION PROJECT'S PUBLIC HEARING AGENDA
2. THIRD PARTY AUTHORIZATION TO CONDUCT & TRANSCRIBE PUBLIC HEARING MINUTES

CITY OF ATTICA

305 E MAIN STREET
ATTICA, INDIANA 47918

April 15, 2024

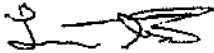
Indiana Office of Community & Rural Affairs (IOCRA)
One North Capital, Suite 600
Indianapolis, IN 46204-2288

Dear IOCRA:

This letter expresses the City of Attica's consent for Kristy Jerrell of Jerrell Consulting & Grant Administration Services LLC to conduct and transcribe minutes for all public hearings for the City's IOCRA Grant Proposal and Grant Application for the Fire Station Improvements Construction Project.

Thank you for your consideration of this vital community project.

Sincerely,



Larry Grant, Mayor
City of Attica, Indiana

**CITY OF ATTICA (LEAD APPLICANT)
ATTICA FIREFIGHTERS, INC. (SUB-RECIPIENT)**

***IOCRA CDBG PUBLIC FACILITIES
Fire Station Improvements Construction Project***

PUBLIC HEARING AGENDA

Monday, April 15, 2024 at 6:00 pm

**Location:
Attica City 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		
	Round 1 opens	3-21-24
	Submit Proposal	4-26-24
	Submit Final Application	6-28-24
	Notice of Grant Award	8-29-24

PUBLIC HEARINGS 2 required: 1 Before Proposal Submission
and 1 Before Final Application Submission

4) Project Overview

Total Project Cost	\$518,190
Requested Grant Amount	\$461,190
Local Match	\$57,000 (\$5,000 previously paid ER, \$11,952 previously paid preliminary architectural reports (PARs), \$18,802 City General Funds, \$21,246 Philanthropic Capital held in Western IN Community Foundation)

5) General Overview of the Proposed Project

**** Project Architect, Timothy Henning with Architecture Plus

- 6) Open for Public Comments and Questions in Regard to 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) 53.66 POINTS

National Objective Score = % Low/Mod Beneficiaries
 Income Survey 53.66% Low-to-moderate income within the project area of the fire service area
 ** Income survey conducted in in Sept. 2023 to Nov. 2023 and completed on 11-19-23
 ** IOCRA approved the income survey on 11-22-23

2. Community Distress Factors (Total 175 Points) 94.96 POINTS
 City of Attica is 94.96 Distress Score

3. Local Match Contribution (Total 75 Points) 11 POINTS
 Minimum is a 10% local match Total Match Points = % Eligible Local Match X 1
 ***\$518,190 total project cost with a \$57,000 local match

4. Project Design Factors (Total 300 Points) Must score at least a 215.38 to be eligible for grant award

Project Description	50 points	
Project Need	125 points	
Financial Impact	125 points	

5. Project Sustainability (Total 50 Points) 50 POINTS

Philanthropic Contribution – points are assigned based on philanthropic contribution as a percentage of total project costs

- Less than 1% - 0 points
- 1-2% - 10 points
- 2-3% - 15 points
- 3-4% - 20 points
- 4%+ - 25 points (4.1%/\$21,246 Philanthropic Capital held in Community Foundation; total project cost is \$518,190 X 4.1% = \$21,245.79; \$21,246 is in the Community Foundation and the 25 points will be awarded)

Project Sustainability – a maximum of 25 points for the establishment of a (or documentation of existing) permanent Community Facility Fund at a Community Foundation, to be used for ongoing operation and maintenance activities of the project.

- 0 points – Under \$3,000
- 10 points - \$3,000 - \$5,000
- 25 points – More than \$5,000; \$5,001 will need to be committed to the Western IN Community Foundation in a long-term permanent endowment fund

6. BONUS POINTS ** submitted 3-21-24 day Round I opened 25 POINTS

** 25 Points granted on 3-21-24

7. Points Reduction 0 POINTS