TOWN OF ST. JOE ~ COUNTY OF DEKALB ~ STATE OF INDIANA
~ST. JOE TOWN BOARD MEETING~
PUBLIC HEARING
June 16th, 2026

The public meeting was called to order at 6:00pm by Misty Spicer
Pledge of Allegiance

EXECUTIVE ORDER OF BUSINESS:

Misty Spicer read by title only Ordinance no. 26-6-2, An Ordinance Amending the Rate and Charges for the Use of and Services Rendered by The Waterworks Systems of The Town of St. Joe, Indiana.

Misty Spicer read Ordinance no. 26-6-1 An Ordinance concerning the construction of additions, extensions and improvements to the waterworks of the Town of St. Joe, Indiana, the issuance of revenue bonds to provide the cost thereof, the collection, segregation and distribution of the revenues of said waterworks, the safeguarding of the interests of the owners of said revenue bonds, other matters connected therewith, including the issuance of notes in anticipation of bonds, and repealing ordinances inconsistent herewith.

Misty Spicer asked for any comments from the pubic:

Dennis H. Otten, from Bose McKinney & Evans LLP, here last month, and is happy to answer any questions, but we present that these ordinances introduced them at the meeting last month, but notice it's been public, mailed, and so happy to answer any questions if anyone has any. No one asked any questions.

Kimberly Savick here with Bakertilly advisors working with the town of St Joe. Last month we were here to present our rate study, which was looking at this proposed project and how that's going to affect the rates going forward. So let's give a brief overview and then if you have questions, just let me know. The project is for some pipe replacement and water main moving. Bids for the project came in at about just over $1,000,000, which is actually lower than expected. So that the construction costs, we have contingency and some non-construction costs that are typical with projects as these. So that brings the total project cost to $1.7 million. The town had an open grant of $750,000, so that won't have to be repaid. We received that grant and then also applying some cash from different funds to the project. So the total bonded amount is $657,000. So that bond of $657,000 is going to be over 35 years at 4.48% interest, which is through the Indiana SRX program. So very good interest rates for the state and time, and with that mind, that's adding about $38,000, actually $38,600 annually that the utility will need to repay over the 35 years. So when we look at that and kind of see how it's going to affect rates, there are really 4 categories of things that we're looking at. The first being the normal operating disbursement of the water utility itself. So we're looking at $111,000. That number comes from actual 1.5 numbers and then some placement things to kind of get us to a 2028 estimate. So, $111,000, then we look at the debt that I just discussed, $38,600. The third component is a requirement of SRF for a debt service reserve fund. They require you to kind of build up a savings account over five years. So that's another $7,000 per year, and then the last category is just an allowance for the utility to continue doing normal capital improvements outside of the project. So we built in 8,500 just based on an average for that. So we take those four categories, which puts us at about $166,000 that the utility needs per year just to kind of get by and do this project. We reduced that by a little bit of interesting comment. We're at 163,000. Compare that to the current receipt based on current rates, which is 84,000. So a difference of about 78,000 per year is needed. Percentage wise, that comes out to 93 percent. So what we've looked at is the current rates, which are made up of two things, the regular rate of $31 and then a fire hydrant rate of $5. So currently $36 per month, flat rate for everyone and with the 93% increase, that's looking at a rate of $69.50 total. What we've done is look at how we can kind of spread that out and kind of reduce the impact over time. So we've proposed 3 phases that are in the rate ordinance. The first one would be effective July 1st, and that would increase the total monthly rate to $47.15. And then January 1, 2027, would be at $58. January 1st, 2028, we'd be at 69.50. Kimberly asked for any questions. Kimberly was asked to repeat the funds origins.

Misty Spicer asked if there was any Town Board comment. Zebulon Griggs had no comment. Randy Drake wants to confirm that the project will include tracer wire, so in the future we are able to make sure our 811's are more accurate in the future.

ADJOURN:

Misty Spicer made a motion to adjourn the meeting at 6:28pm. Randy Drake seconded the motion. All ayes cast.

Respectfully submitted: Angela Snyder
Angela Snyder, Clerk Treasurer

Misty Spicer
Misty Spicer, President

Randy Drake, Member

Zebulon Griggs, Member