



## Board of Public Works and Safety Agenda

**MEETING DATE:** Monday, August 5, 2024, at 11:30 AM

**MEETING PLACE:** Madison City Hall- Council Chambers

- A. Calling of roll and notice of absentees.
- B. Approval of minutes
- C. Claims
- D. Adjustments
- E. New business
  - Change order No. 3 for Division A in Water Project.
  - Professional Services Agreement for Unified Development Ordinance (UDO)
  - Resolution 2024-36B: National Night Out, Vaughn Dr. from Central – West, 8/6/24
  - Resolution 2024-37B: JC EMA parking on Vaughn Dr. @ Bicentennial Park, 10/4/24
  - Resolution 2024-38B: Riverfront Development Poker Run, Vaughn Dr. from Broadway-West, 10/5/24
  - Temporary parking restrictions, South side of 2<sup>nd</sup> between Mulberry & West Streets
  - PACE Extension: 407 W. 2<sup>nd</sup>,
  - PACE Finals: 614 W. Second Street, 1003 East Street, 414 Elm Street
  - Handicapped parking request, 715 W. Main Street
- F. Unfinished business
  - PACE Funding Request for 524 Jefferson St./Madison Christian Health
- G. Mayor's comments
- H. Public comments
- I. Next Meeting: Monday, August 19, 2024
- J. Motion to adjourn.



# MADISON *Indiana*

## Board of Public Works and Safety Minutes

**MEETING DATE:** July 15, 2024, at 11:30 AM

**MEETING PLACE:** City Hall- Council Chambers

The Board of Public Works and Safety, City of Madison, Indiana, met at 11:30 AM in the Council Chamber, City Hall.

**Calling of roll and notice of absentees:** Courtney, Eaglin, and Carlow were present (3-0).

**Approval of Minutes:** Carlow moved to approve the July 1, 2024, minutes, seconded by Eaglin. All in favor, motion carried (3-0).

**Claims:** Carlow moved to approve the claims as submitted, seconded by Eaglin. All in favor, motion carried (3-0).

**Adjustments:** None.

### New business:

**Volunteer Firefighter Update:** Fire Chief Kenny Washer informed the Mayor via email that the city's Deputy Chief, Jeremy Cornelius, has resigned from his position due to increased responsibilities at his full-time job. The Mayor, Chief Washer, and other command staff will work on appointing a new Deputy Chief.

**Water Utilities SRF 67 & 68:** SRF request No. 67 is for Commonwealth Engineers. There are three invoices dated 06/27/2024. Invoice 59984 is for \$21,761.07 for construction and post-construction. Invoice 59985 is \$89,914.05 for RPR Inspection. Invoice 59986 is for \$207.43 for American Iron and Steel Compliance fees—the total amount of the invoices is \$111,882.55. The total amount of disbursement No. 67 is \$111,883.00. SRF request No. 68 is for Dave O'Mara Contracting for work at the Water Treatment Plants. Dated 07/08/2024, the total amount of the invoice is \$93,732.50. The total retainage amount is \$4,686.63 (\$4,687.00 rounded). The Pay Application amount due is \$89,045.87. The total amount of SRF disbursement No. 68 is \$89,046.00. **Motion:** Eaglin made a motion to approve SRF 67 & 68, seconded by Carlow. All in favor, motion carried (3-0).

**Resolution 2024-33B: DonutNV:** Becky Pyles of DonutNV has requested the closure of four parking spaces in front of the James Dell clothing store at 108 West Main Street on certain dates through 2024. This is to allow their food truck to operate for food vending. The parking spaces will be closed from 10:00 p.m. to midnight on the following dates: Friday, July 19, 2024; Friday, September 27, 2024; Friday, October 25, 2024; and Thursday, November 7, 2024. After setting up, the tow vehicle will be detached, leaving two parking spaces open for public use. In addition, on the aforementioned dates, two more parking spaces directly in front of the store will be closed from 10:00 pm on Friday to 8:00 pm on the following Saturday. **Motion:** Eaglin made a motion to amend and approve the request to only include the dates of Friday, July 19, 2024, Friday, October 25, 2024, and Thursday, November 7, 2024, seconded by Carlow. All in favor, motion carried (3-0). The board is also requesting an update on the decibel reading of the generator and picking up any litter as a result of the food truck.

**Public Comment Regarding Resolution 2024-33B:** Justin Priest, 176 East Fountain Alley and co-owner of Betty Jeffries and James Dell, echoed the fact that having this food truck outside the shop is a great cross-promotional experience for the customers and the business.

**Resolution 2024-34B: Pakalana Poke:** Isa Center, representing Pakalana's Poke Wagon, has requested the closure of a two parking spaces directly in front of the Scarlet Begonia store at 118 East Main Street. This closure is requested to allow the food truck to park and operate for food vending on Saturday, July 20, 2024. The parking space will be closed from 10:00 am to 6:00 pm on Saturday, July 20, 2024, in order to accommodate Pakalana's Poke Wagon for setting up and operating the food vending. **Motion:** Courtney made a motion to approve Resolution 2024-34B, seconded by Eaglin. All in favor, motion carried (3-0).

**Public Comment Regarding Resolution 2024-34B:** Koko Heath, 118 East Main Street, and owner of Scarlett Begonia, wanted it on record that she did invite Pakalana's Poke Wagon for the event and would like to have the resolution approved.

**Resolution 2024-35B: HOS Coffee:** Sabrina Rider, HOS Coffee, has requested the closure of a two parking spaces directly in front of the Serendipity store at 205 East Main Street. This closure is requested to allow the food truck to park and operate for food vending on Saturday, July 20, 2024. The parking space will be closed from 10:00 am to 6:00 pm on Saturday, July 20, 2024, in order to accommodate HOS Coffee for setting up and operating the food vending. **Motion:** Courtney made a motion to approve Resolution 2024-35B, seconded by Eaglin. All in favor, motion carried (3-0).

**PACE Grant Amendments: 108 E. Third St., 1003 East St.:** Brian Marshall of 1003 East Street is requesting an amendment to remove the windows from his original scope of work. The PACE Committee voted to approve the amendment. This changes his grant amount from \$25,000.00 to \$24,250.00. Bill Barnes of 108 East Third Street received another quote for his scope of work regarding tuckpointing. His original contractor was no longer available, and his new quote is significantly higher than his original. The amendment would include removing a portion of tuckpointing. The removal will not change his grant amount. **Motion:** Eaglin moved to approve the PACE Grant Amendments, seconded by Carlow. All in favor, motion carried (3-0).

**PACE Applications: 118 W. Fifth St., 604 Mulberry St., 811 E. Second St., 221 E. Second St., 301 Jefferson St., 820 W. Main St.:** All of these applications are for dilapidated structures who are requesting \$25,000.00 in grant funds. 604 Mulberry Street scope of work includes electrical, floor joists, subfloors, rear addition work, tuckpointing, doors, windows, trim, and paint. 118 W. Fifth Street scope of work includes foundation, roofing, siding, framing, doors, and windows. 301 Jefferson Street scope of work includes electrical, window repair, framing, and storefront restoration. 221 E. Second Street is the companion building for 301 Jefferson Street with the same scope of work. 820 W. Main Street scope of work includes foundation work, doors, siding, and framing. 811 E. Second Street and 811.5 E. Second Street is a duplex, and the scope of work includes foundation work, framing, siding, windows, doors, front porch work, and paint. **Motion:** Courtney moved to approve the PACE Finals for 604 Mulberry, 118 W. Fifth, 301 Jefferson, 221 E. Second, and 820 W. Main, seconded by Eaglin. All in favor, motion carried (3-0). **Motion:** Courtney moved to approve the PACE Finals for 811 and 811.5 E. Second with the proviso that the outbuilding structure also be repaired by completion of the main structures, seconded by Eaglin. All in favor, motion carried (3-0).

**PACE Finals: 417 W. Second St., 815-817 W. Second St., 110 E. Main St.:** 417 W. Second Street completed their rehabilitation grant. Work included the porch columns and railings. They are requesting the final disbursement of \$7,500.00. 815-817 W. Second Street has completed their dilapidated structures grant. Work included foundation work, exterior wall repair and reconstruction, and installation of windows. They are requesting the final disbursement of \$12,500.00. 110 E. Main Street completed their rehabilitation grant. Work included scaffolding, heating, and cooling unit installation, removal of stucco wall, brick replacement, new flashing installation, and re-pointing ad crown work. They are requesting a

disbursement of \$9,659.37. **Motion:** Courtney moved to approve the PACE Finals, seconded by Carlow. All in favor, motion carried (3-0).

**Unfinished Business:**

**PACE Funding Request for 524 Jefferson St./Madison Christian Health:** Remains tabled.

**Resolution 2024-31B: Soup Stew Chili and Brew.: Motion:** Courtney moved to take Resolution 2024-31B off the table, seconded by Carlow. All in favor, motion carried (3-0). **Motion:** Eaglin moved to approve Resolution 2024-31B, seconded by Carlow. All in favor, motion carried (3-0).

**Mayor's comments:** There is still a number of road construction throughout the community, and it has been paused due to the Regatta and Fourth of July holiday. It will resume after. The TSO modernization is continuing to make good progress on the plans. Select my Cart process closes July 31, 2024. If a household does not sign up by July 31, 2024, they will automatically be provided a 65-gallon container. The delivery of new equipment will be arriving soon, and the containers will be disseminated by October. Mayor Courtney gave a brief explanation on sidewalk obstructions as it is becoming more of a problem throughout the community.

Board member Carlow addressed Chief Scudder regarding an issue that has been occurring with people parking in front of the fire hydrant at Crystal Beach. Chief Scudder will have a conversation with patrol captains for extra monitoring. Scudder also let the board know that there will be a swearing in for a new MPD patrolman at the council meeting tomorrow night. Bryan Shaw of the Planning Department made a recommendation to the board that there be no signs at all on sidewalks when food trucks are there. ADA compliance is 40 feet.

**Public comment:** Bryan Shaw of the Planning Department made a recommendation to the board that there be no signs or displays at all on sidewalks when food trucks are there explaining it is especially difficult for the handicapped due to the obstructions. Isa Center asked the board a few questions regarding possible issues and sidewalk obstructions that may arise from food trucks. Koko Heath echoed Bryan's concerns regarding signage and displays on sidewalks.

**Next meeting:** Monday, August 5, 2024, at 11:30 AM.

**Adjourn:** Eaglin moved to adjourn, seconded by Courtney. All in favor, motion carried (3-0).

Attested:

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**Shirley Rynearson, Clerk-Treasurer**

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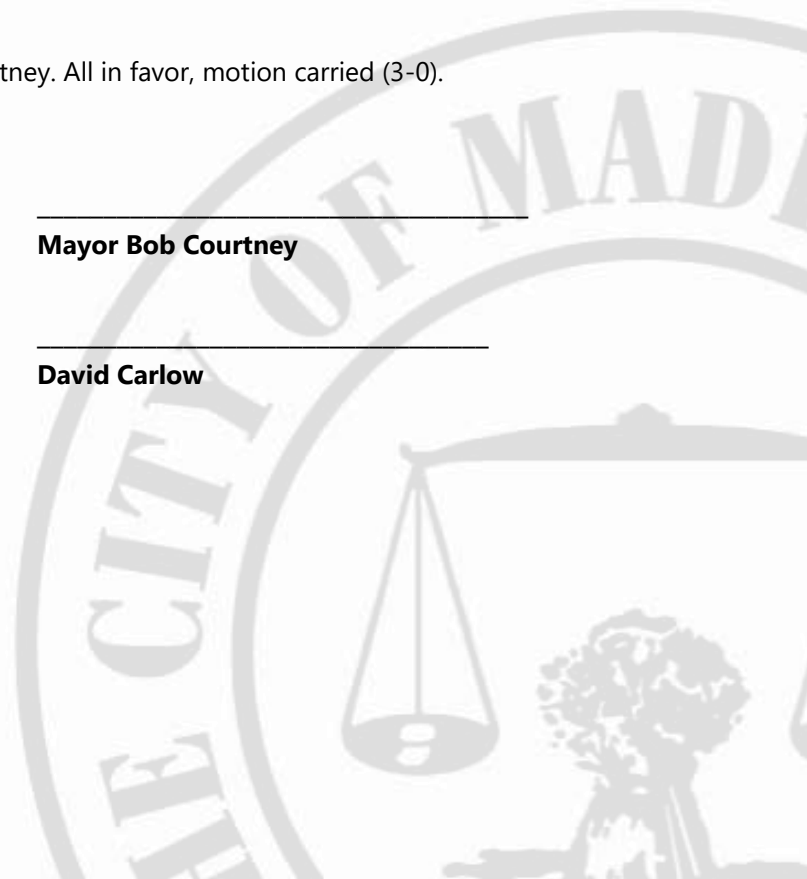
**Karl Eaglin**

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**Mayor Bob Courtney**

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**David Carlow**





July 22<sup>nd</sup>, 2024

City of Madison  
101 W Main St  
Madison, IN 47250

**RE: City of Madison  
Board of Public Works  
Water Utility Improvements Project  
Proposed Change Order No. 3**

Dear Board,

Enclosed, for consideration and approval, please find proposed Change Order No. 3 for Division A of the City of Madison's Water Utility Improvements Project.

The following items are included in this change order:

- |  |              |
|--|--------------|
| 1) Hilltop New Electrical Service Installation | \$ 5,171.00  |
| 2) JPG Pump Base Installation                  | \$ 12,058.00 |

**TOTAL \$ 17,229.00**

1. **Hilltop New Electrical Service Installation**

During construction, the Contractor contacted the electrical service provider to transfer power to a temporary service in order to keep the hilltop booster station operational. It was discovered that the existing service could not be reused after the electrical work had been completed due to health and safety requirements. As a result, the temporary service needed to be upgraded to a permanent service that would provide power to the hilltop stations following completion of electrical work.

2. **JPG Pump Base Installation**

It was discovered during construction that the existing pump base for Well No. 7 was cracked. Following consultation with the City's pump maintenance vendor it was indicated that weld repairs would place further risk of the cast iron pump base. The City indicated that it requires four (4) well pumps to meet capacity requirements for emergencies. Therefore, replacement of the pump base was required in order to continue construction activities. Written approval of the associated work was provided in Work Change Directive No. 1 (see attached).

In addition, additional contractual time in the amount of 137 days is requested due to delivery delays associated with the new generator, automatic transfer switch, and angled check valves.



**COMMONWEALTH™**  
**ENGINEERS, INC.**

A wealth of resources to master a common goal.

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Change Order No. 3 and supporting documentation on costs are enclosed with this letter. We find these costs to be justified and reasonable for the required work. Should you have any questions, comments, or concerns, regarding the above information please feel free to contact us.

Sincerely,

**COMMONWEALTH ENGINEERS, INC.**

A handwritten signature in black ink, appearing to read "R. Bellucci", is written over the printed name.

Robert Bellucci, P.E.  
Project Manager

7256 Company Drive  
Indianapolis, IN 46237  
Phone: (317) 888-1177  
Toll Free: 1-800-289-1177  
Fax: (317) 887-8641

[www.commonwealthengineers.com](http://www.commonwealthengineers.com)

Date of issuance: July 22 <sup>nd</sup> , 2024	Effective Date: TBD
Owner: City of Madison	Owner's Contract No.: N/A
Contractor: Dave O' Mara	Contractor's Project No.:
Engineer: Commonwealth Engineers, Inc.	Engineer's Project No.: W19120
Project: Water Utility Improvements	

The Contract is modified as follows upon execution of this Change Order:

**Description:**

Additive change order associated with pump base replacement and electrical service installation

**Attachments:**

Electrical Service Correspondence, Electrical Service Quotation, Work Change Directive No. 1, Time Extension Request Letter, FloSource Delay Correspondence, Generator and ATS Delay Correspondence.

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES <i>[note changes in Milestones if applicable]</i>
Original Contract Price:  \$ <u>4,543,000.00</u>	Original Contract Times: <input checked="" type="checkbox"/> Working Days <input type="checkbox"/> Calendar Days Substantial Completion <u>390 Days - 2/11/24</u> Ready for Final Payment: <u>30 Days - 3/12/24</u> days or dates
[Increase] [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>2</u> :  \$ <u>19,320.69</u>	[Increase] [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>2</u> : Substantial Completion: <u>95 Days - 5/16/24</u> Ready for Final Payment: <u>0 Days - 6/15/24</u> days or dates
Contract Price prior to this Change Order:  \$ <u>4,562,320.69</u>	Contract Times prior to this Change Order: Substantial Completion <u>485 Days - 5/16/24</u> Ready for Final Payment: <u>30 Days - 6/15/24</u> days or dates
[Increase] [Decrease] of this Change Order:  \$ <u>17,229.00</u>	[Increase] [Decrease] of this Change Order: Substantial Completion: <u>137 Days - 9/30/24</u> Ready for Final Payment: <u>0 Days - 10/30/24</u> days or dates
Contract Price incorporating this Change Order:  \$ <u>4,579,549.69</u>	Contract Times with all approved Change Orders: Substantial Completion <u>622 Days - 9/30/24</u> Ready for Final Payment: <u>30 Days - 10/30/24</u> days or dates

RECOMMENDED: By: <u>TABE</u> Engineer (if required)	ACCEPTED: By: <u>Bibb Curran</u> Owner (Authorized Signature)	ACCEPTED: By: <u>Jeffrey T. Allen</u> Contractor (Authorized Signature)
Title: <u>Project Manager</u>	Title: <u>Mayor</u>	Title: <u>Project Manager Chief Eng.</u>
Date: <u>7/25/24</u>	Date: <u>7-26-24</u>	Date: <u>7-18-24</u>

Approved by Funding Agency (if applicable)

By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Title: \_\_\_\_\_

**DIVISION A - WORK CHANGE DIRECTIVE NO. 1**

Owner: City of Madison  
Engineer: Commonwealth Engineers, Inc.  
Contractor: Dave O' Mara Contractor Inc.  
Project: Water Utility Improvements  
Contract Name: Division "A" – Water Treatment Improvements  
Date Issued: 12/18/2023 Effective Date of Work Change Directive: 12/18/2023  
Owner's Project No.:  
Engineer's Project No.: W19120  
Contractor's Project No.:

Contractor is directed to proceed promptly with the following change(s):

**Description:**

The proposed change in contractual work includes replacement of the JPG Well No. 7 pump base.

**Attachments:**

Dave O' Mara Estimate.

**Purpose for the Work Change Directive:**

It was discovered during construction that the existing pump base was cracked. The City's maintenance vendor, Layne Pump Inc. was consulted and indicated weld repairs would weaken the surrounding weld area, and potentially lead to mechanical failure. Full replacement of the pump based was determined to be the best course of action. Without the JPG Well in operation, construction cannot be completed at the West End Booster Station.

Directive to proceed promptly with the Work described herein, prior to agreeing to change in Contract Price and Contract Time, is issued due to:

**Notes to User—Check one or both of the following**

Non-agreement on pricing of proposed change.  Necessity to proceed for schedule or other reasons.

**Estimated Change in Contract Price and Contract Times (non-binding, preliminary):**

Contract Price: \$ 12,058.00 ~~{increase}~~~~{decrease}~~ {not to exceed}.

Contract Time: 0 days ~~{increase}~~~~{decrease}~~.

**Basis of estimated change in Contract Price:**

Lump Sum  Unit Price  Cost of the Work  Other



Recommended by Engineer

Authorized by Owner

By: TJB

Bob Curran

Title: PROJECT Manager

Mayor

Date: 12/13/23

12/14/23

# Dave O'Mara Contractor, Inc. 2023

Job Number 3760

Description/Scope of Work

Replace Well Head

Date 10/24/23

Ticket

Local 181 Rates

1 Issue

Unit No.	Equipment (Operator Not Included) Description	Hourly Rate	Hours Used	Total (\$)	Labor	Straight Time		Overtime 1.5		Total (\$)
						Rate	Hour	Rate	Hour	
8098	Backhoe JD 410E 1996			\$0.00	Operator	\$68.25		\$88.97		\$0.00
4218	Directional Boring Machine, 2012			\$0.00	Laborer	\$50.14		\$65.48		\$0.00
4226	Compactor-815F Caterpillar - 2001			\$0.00	Carpenter	\$59.28		\$75.64		\$0.00
	Compactor-Hainm 2410 - 2006			\$0.00	Electrician	\$72.43		\$93.80		\$0.00
	Asphalt Paver, Vegels Vision S203-2 (2012)			\$0.00	Foreman	\$71.78	8	\$94.48	2	\$763.04
	Compactor-Plate/Tamp wExc.210 LX - 2007			\$0.00						\$763.04
										Subtotal
4162	Kenworth T-800 Vector Hydroexcavator - 2013			\$0.00	Materials & Supplies		Quantity	Unit	Price	Total (\$)
	Dozer-D4G XL Caterpillar - 2003			\$0.00			tons			\$0.00
	Dozer-D5M XL Caterpillar - 2002			\$0.00			ts			\$0.00
4006	Dozer-D6N DS XL Caterpillar - 2007			\$0.00			each			\$0.00
	Dozer-D7R Caterpillar - 2003			\$0.00			cys			\$0.00
4051	Dozer-D8T Caterpillar - 2005			\$0.00			ts			\$0.00
	Excavator-150 Komatsu or Eq - 2003			\$0.00			ts			\$0.00
4179	Excavator-PC228 Komatsu - 2018			\$0.00			each			\$0.00
4033	Excavator-PC300LC-7 Komatsu - 2003			\$0.00			each			\$0.00
	Excavator-PC308 Komatsu - 2006			\$0.00			each			\$0.00
4700	Excavator-330DL Caterpillar - 2008			\$0.00						Subtotal
4058	Excavator-336D L Caterpillar - 2010			\$0.00	Trucking Company		# of Trks	Hours	Rate	Total (\$)
	Excavator-400 Komatsu - 2003			\$0.00						\$0.00
4102	Excavator-PC600LC-7 Komatsu - 2005			\$0.00						\$0.00
	Excavator-Komatsu PC35 - 2008			\$0.00						\$0.00
	Grader-4200 - 2003			\$0.00						\$0.00
	Grader-140M Caterpillar - 1995			\$0.00						\$0.00
	Grader-670C John Deere - 1993			\$0.00						\$0.00
										Subtotal
	Hoe Ram & LB210 Excavator - 2009			\$0.00	Subcontractors (items of work performed)					Total (\$)
	Hoe Ram & Backhoe - 1996			\$0.00						
3021	Bobcat Skid Steer (3-2588) - 2016			\$0.00			Layne			\$ 10,324.00
3135	Loader Takeuchi TL150 - 2001			\$0.00						
4022	Loader-CAT 930H - 2011			\$0.00						
	Roller-Hamm HD128VQ 18T Vibe - 2012			\$0.00						
6107	Medium Roller (19 ton) IR DD90 - 1998			\$0.00						
	Small Roller Hyspec C747B - 1996			\$0.00						
	Excavator PC88 - 2009			\$0.00						
	Wirtgen W150 - 2009			\$0.00						Subtotal
	Tack Truck and Distributor - 1999			\$0.00						\$10,324.00
	Truck, Lube or Tool - 2004			\$0.00						
4157	Excavator-PC138 Komatsu - 2010			\$0.00						
	Blow Knox Wildener RW150A - 1985			\$0.00						
	Resco Power Broom RB48 - 2007			\$0.00						
4084	Cat ADT 730 - 2013			\$0.00	Material and Equip		1.15	\$266.00		\$340.40
	Truck-Boom, Fork-3ft, Lull - 1990			\$0.00	Labor		1.15	\$763.04		\$877.50
	Truck-Water 3000 gal - 2004			\$0.00	Subcontractor		1.05	\$10,324.00		\$10,840.20
1335	Chevy 3500 HD	\$29.60	10	\$296.00						Total
2145	Lowboy Tractor and Trailer - 1996			\$0.00						\$12,058.10
						\$ 12,058.10	Issue			
				Subtotal						Total
				\$296.00						\$12,058

Grand Total	\$11,383.04
T & M Number	

Material and Equip	1.15	\$266.00	\$340.40
Labor	1.15	\$763.04	\$877.50
Subcontractor	1.05	\$10,324.00	\$10,840.20
Total			\$12,058.10

Dave O'Mara Contractor, Inc.

By: [Signature]  
 Printed: [Signature]  
 Title: P.M.

Owner's Authorized Representative

By: \_\_\_\_\_  
 Printed: \_\_\_\_\_  
 Title: \_\_\_\_\_

10/24/23

## QUOTATION



Layne Christensen Company  
 1301-15 E. Main Street  
 Louisville, Kentucky 40206  
 Phone: 502/585-1241  
 Fax: 502/585-4169

Date 10/24/2023  
 Terms Net 30 Days  
 F.O.B. Job Site  
 Delivery \_\_\_\_\_  
 Quotation Expires 30 Days

**COMPLETE MUNICIPAL & INDUSTRIAL WATER SYSTEMS**

TO: Dave O'Mara Contractors Inc.  
 1100 E O and M Ave.  
 North Vernon, IN 47265

Mr. Leon Potts Schmidt

Taxes: any sales, use or other tax, which may be imposed on this transaction is not included in the price quoted and shall be paid by the purchaser.

Reference: **Madison JPG Well (#7) Discharge Head**

QUANTITY	DESCRIPTION	PRICE
	Layne is pleased to offer the following quote for the replacement of the discharge head on the JPG Well pump. Due to the typical difficulty in removing the top column pipe from discharge heads, a new piece of column pipe is included in the pricing.	
	<u>Estimate</u>	
10 hr	two men, service truck, and crane @ \$348/hr to replace discharge head	\$3,480.00
1	Floway 8 x 16.5 A head	\$6,493.00
1	8" x 5' steel column pipe	\$351.00
	<b>Total:</b>	<b>\$10,324.00</b>
	<u>Notes</u>	
-	This quote is estimated using scale wages.	
-	No other pump, motor, or well repairs are included in this quote beyond the replacement of the discharge head.	

**ACCEPTANCE:** The undersigned accepts the above proposal at the prices shown, subject to any necessary revision in the list of estimated quantities and hereby authorizes and instructs Contractor to proceed with the described work. Purchaser's pumps, motors, parts and/or accessories may be stored by Contractor for thirty (30) days from date of invoice or other written notice from Contractor. After thirty (30) days, disposal of equipment may be made by Contractor without incurring any liability.

Purchaser \_\_\_\_\_ Address \_\_\_\_\_

By \_\_\_\_\_ Date \_\_\_\_\_

*Dylan Ellis*  
 \_\_\_\_\_  
 (Contractor)

# Dave O'Mara Contractor, Inc. 2023

Job Number 3760

Date 3.19.24

Description/Steps of Work

Pay Duke Charge @ Hilltop  
Local 181 Rates

Ticket

1 Isum

Unit No.	Equipment (Operator Not Included) Description	Hourly Rate	Hours Used	Total (\$)	Labor	Straight Time		Overtime 1.5		Total (\$)
						Rate	Hour	Rate	Hour	
6098	Backhoe JD 410E 1996			\$0.00	Operator	\$66.25		\$88.97		\$0.00
4218	Directional Boring Machine, 2012			\$0.00	Laborer	\$50.14		\$65.48		\$0.00
4226	Compactor-815F Caterpillar - 2001			\$0.00	Carpenter	\$59.26		\$75.64		\$0.00
	Compactor-Hamm 3410 - 2006			\$0.00	Electrician	\$72.43		\$93.80		\$0.00
	Asphalt Paver, Vogele Vision 5203-2 (2012)			\$0.00	Foreman	\$71.70	0	\$94.48	0	\$0.00
	Compactor-Plate/Tamp w/flat 210 LX - 2007			\$0.00						\$0.00
4162	Kenworth T-800 Vector Hydroexcavator - 2013			\$0.00	Materials & Supplies		Quantity	Unit	Price	Total (\$)
	Dozer-D4G XL Caterpillar - 2003			\$0.00			tons			\$0.00
	Dozer-D5M XL Caterpillar - 2002			\$0.00			ls			\$0.00
4006	Dozer-D6N DS XL Caterpillar - 2007			\$0.00			each			\$0.00
	Dozer-D7R Caterpillar - 2003			\$0.00			cys			\$0.00
4051	Dozer-D8T Caterpillar - 2005			\$0.00			ls			\$0.00
	Excavator-150 Komatsu or Eq - 2003			\$0.00			th			\$0.00
4179	Excavator-PC228 Komatsu - 2018			\$0.00			each			\$0.00
4033	Excavator-PC300LC-7 Komatsu - 2003			\$0.00			each			\$0.00
	Excavator-PC308 Komatsu - 2006			\$0.00			each			\$0.00
4700	Excavator-330DL Caterpillar - 2006			\$0.00			each			\$0.00
4068	Excavator-3360 L Caterpillar - 2010			\$0.00	Trucking Company		# of Trks	Hours	Rate	Total (\$)
	Excavator-400 Komatsu - 2003			\$0.00						\$0.00
4162	Excavator-PC600LC-7 Komatsu - 2005			\$0.00						\$0.00
	Excavator-Komatsu PC36 - 2008			\$0.00						\$0.00
	Grader-4200 - 2003			\$0.00						\$0.00
	Grader-140M Caterpillar - 1995			\$0.00						\$0.00
	Grader-670C John Deere - 1993			\$0.00						\$0.00
	Hoe Ram & LB210 Excavator - 2009			\$0.00	Subcontractors (items of work performed)					Total (\$)
	Hoe Ram & Backhoe - 1996			\$0.00						
3021	Bobcat Skid Steer (S-7880) - 2016			\$0.00	Duke Charge					\$ 4,925.03
3135	Loader Takeuchi TL150 - 2001			\$0.00						
4022	Loader-CAT 930H - 2011			\$0.00						
	Roller-Hamm RD12PVG 16T Vibe - 2012			\$0.00						
8107	Medium Roller (10 ton) IR D090 - 1998			\$0.00						
	Small Roller Hycac C747B - 1996			\$0.00						
	Excavator PC88 - 2009			\$0.00						
	Wirtgen W150 - 2009			\$0.00						
	Tack Truck and Distributor - 1999			\$0.00						
	Truck, Lube or Tool - 2006			\$0.00						
4157	Excavator-PC138 Komatsu - 2010			\$0.00						
	Blaw Knox Widener RW100A - 1985			\$0.00						
	Resco Power Broom RB48 - 2007			\$0.00						
4084	Cat ADT 730 - 2013			\$0.00	Material and Equip		1.15	\$0.00		\$0.00
	Truck-Boom, Fork-9R, Lull - 1990			\$0.00	Labor		1.15	\$0.00		\$0.00
	Truck-Water 3000 gal - 2004			\$0.00	Subcontractor		1.05	\$4,925.03		\$5,171.28
1335	Chevy 3500 HD	\$29.60	0	\$0.00						
2145	Lowboy Tractor and Trailer - 1996			\$0.00						
	Subtotal			\$0.00						

Grand Total	\$4,925.03
T & M Number	

Material and Equip	1.15	\$0.00	\$0.00
Labor	1.15	\$0.00	\$0.00
Subcontractor	1.05	\$4,925.03	\$5,171.28
<b>Total</b>			<b>\$5,171.28</b>

\$ 5,171.28 Isum

**Total \$5,171**

Dave O'Mara Contractor, Inc.

By: [Signature]  
Printed: Luca Pifferi  
Title: PJM

3/19/24

Owner's Authorized Representative

By: \_\_\_\_\_  
Printed: \_\_\_\_\_  
Title: \_\_\_\_\_

## Leon Pottschmidt

---

**From:** Fritz, Clay <Clay.Fritz@duke-energy.com>  
**Sent:** Thursday, March 14, 2024 9:55 AM  
**To:** Brian Jackson; Leon Pottschmidt  
**Cc:** Lichlyter, Joshua  
**Subject:** Duke Energy - Madison Hilltop  
**Attachments:** Duke Letter 3.13 Madison Hilltop.pdf

Good morning Leon and Brian,

I hope this email finds you well, and thank you for reaching out to our team. I wanted to take a moment to address some things mentioned in the letter. First, I apologize that there was a delay at the onset of this work, but the information provided to us from the initial call in was for single phase work. When the service man showed up, he realized quickly that this was not the case, and three phase service work takes more than one person to complete safely. It's unfortunate that this happened, but the details provided to operations were incorrect. We then scheduled to complete the temporary three phase service work as quickly as possible with a full crew. The invoice we sent is not for the temporary work completed in February. The invoice is for the cost of the cable installation and labor associated with the permanent service that has yet to be completed.

Regarding the breakdown of charges, we strive to maintain transparency and clarity in all aspects of our services. I regret to inform you that it is not company policy to provide a breakdown of charges on our invoices. As mentioned above, the invoice is for the permanent service work that is yet to be completed. Please be assured that our invoicing system is designed to accurately reflect the services rendered and associated costs. Additionally, we require that payment is received prior to the scheduling of any work. This policy ensures that we can efficiently allocate resources and deliver timely service to customers. Let us know when payment will be made so we can get this on our schedule as quickly as possible.

If you have any further questions, please feel free to reach out.

Regards,

**Clay Fritz | Account Executive | Large Account Management**  
1625 E Tipton St. | Seymour, IN 47274  
Mobile: (812) 521-2460 | [clay.fritz@duke-energy.com](mailto:clay.fritz@duke-energy.com)





# INVOICE

Invoice: P5189080101  
 Invoice Date: 2/14/2024  
 Page: 1 of 1

Email sent to customer on 02/14/2024

Bill to: LEON POTTSCHMIDT 1715 TAYLOR ST MADISON IN 47250	Customer ID: 000303463 PO / Contract No: Payment Terms: Net 30 Due Date: 3/15/2024
	Amount Due: \$4,925.03

Invoice for work or services performed at: 1715 TAYLOR ST MADISON IN

For questions about your invoice, please contact Lichlyter, Joshua at 812/292-4256

Line	Date of Charge	Description	Net Amount
1	02/13/2024	Customer contribution	\$4,925.03
<b>Amount Due:</b>			<b>\$4,925.03</b>

TO AVOID SERVICE INTERRUPTION, PLEASE DO NOT SEND MONTHLY UTILITY ACCOUNT PAYMENTS TO THIS ADDRESS

Please detach and return with your payment. Please indicate invoice number on check.

### Payment Coupon

Please make check payable to:

Duke Energy  
 PO Box 602566  
 Charlotte NC 28260-2566

ACH Instructions:

Wells Fargo - Indiana  
 121000248  
 Duke Energy  
 002000057639545

Invoice Number: P5189080101

Corporation Code: 75115  
 Please Pay By: 3/15/2024  
 Customer ID: 000303463  
 Total Amount Due: \$4,925.03

Fed Tax ID # 35-0594457

LEON POTTSCHMIDT  
 1715 TAYLOR ST  
 MADISON IN 47250

Amount Enclosed



1616353138393038303130310000700004925033

**600V UNDERGROUND ALUMINUM CABLE**

600V UNDERGROUND ALUMINUM CABLES ARE COMPRISED OF TWO LAYERS, THE CONDUCTOR AND INSULATION. DUKE ENERGY RECEIVES THESE CABLES IN SINGLE CABLE FORM AS WELL AS DUPLEX, TRIPLEX, QUADRUPLIX AND CABLE IN CONDUIT FOR CERTAIN WIRE SIZES. FOR MOST TRIPLEX AND QUADRUPLIX CABLES, THE NEUTRAL WIRE IS SIZED DIFFERENTLY THAN THE LOAD WIRES, AS THE NEUTRAL'S RESPONSIBILITY IS TO CARRY ONLY THE IMBALANCE AMONG THE PHASE WIRES RATHER THAN THE FULL LOAD CURRENT. IMAGES OF THE VARIOUS TYPES OF 600V CONDUCTORS ARE SHOWN BELOW.



**CONDUCTOR**

THE ALUMINUM CONDUCTOR USED IN DUKE ENERGY'S 600V CABLE IS A STRANDED, RATHER THAN SOLID, CONDUCTOR. THE STRANDING OF CONDUCTORS IS THE FORMATION OF SOLID INDIVIDUAL WIRE STRANDS INTO A COMPOSITE CONSTRUCTION TO ACHIEVE A SPECIFIED CROSS-SECTIONAL AREA. THE NUMBER OF STRANDS IS USUALLY BASED ON A GEOMETRIC PROGRESSION OF SINGLE STRAND LAYERS (1, 6, 12, 18 ETC). FOR EXAMPLE, A 19-STRAND CONDUCTOR WOULD BE COMPOSED OF 3 LAYERS WITH 1, 6, AND 12 STRANDS IN EACH RESPECTIVE LAYER.

THE NUMBER OF STRANDS IN CONDUCTORS OF THE SAME SIZE CAN DIFFER, HOWEVER, DUE TO A MANUFACTURING TECHNIQUE CALLED SINGLE INPUT WIRE (SIW). THE INDIVIDUAL STRANDS WITHIN A SIW CABLE ALL HAVE THE SAME SIZE BUT CAN VARY IN SHAPE (THEY CAN BE TRAPEZOIDAL, PIE SHAPED, OR HEMISPHERES VERSUS ROUND, FOR EXAMPLE). THE NET RESULT OF THIS TECHNIQUE IS THAT USUALLY FEWER WIRES ARE NEEDED TO ACHIEVE THE SAME CROSS SECTIONAL AREA THAT IS REQUIRED.

SECONDARY ALUMINUM CONDUCTORS DO NOT HAVE THE SAME STRAND FILL COMPOUND USED IN PRIMARY CABLES.

**INSULATION**

THE BASIC INSULATION USED FOR THESE CABLES IS CROSS-LINKED POLYETHYLENE (XLPE). WITH THE EXCEPTION OF THE TRIPLEX CABLES IN CONDUIT, ALL ALUMINUM SECONDARY CONDUCTORS USE AN ABUSE RESISTANT INSULATION THAT IS ACTUALLY COMPOSED OF TWO LAYERS. THE INNER LAYER IS A LOW DENSITY CROSSLINKED POLYETHYLENE AND THE OUTER LAYER MATERIAL IS A HIGH DENSITY CROSSLINKED POLYETHYLENE.

SOME CABLES AS IDENTIFIED ON DWG 23.02-103 HAVE A SELF-HEALING CAPABILITY. BETWEEN THE INNER AND OUTER LAYERS OF CROSSLINKED POLYETHYLENE ARE A MINIMUM OF 6 CHANNELS CONTAINING A VISCO-ELASTIC SEALANT. THIS SEALANT, IN THE EVENT OF A NICK OR SMALL BREAK IN THE INSULATION, WILL OOZE TO THE SURFACE AND ESSENTIALLY REPAIR, OR SELF-HEAL, ITSELF. THE CHANNELS AND CONSTRUCTION OF THIS CABLE CAN BE SEEN IN THE FIGURE BELOW.



**DUKE ENERGY.**

DEC	DEM	DEP	DEF
X	X	X	X

**23.02-101**

3				
2				
1				
0	12/11/11	BAHNS	FLETCHER	JACOBSON
REVISED	BY	CK'D	APPR.	

**600V UG ALUMINUM CABLE DESIGN**

DUPLEX AL 600V SECONDARY CABLE		
COMPATIBLE UNIT	ITEM NUMBER	DESCRIPTION
CABLE-SEC-6-AL-DX-M	50124380	WIRE/CABLE, ELECTRICAL, POWER, 2 COND, 6 AWG, AL, 7 STR, 600V @ 90 DEG C, XLPE INSUL, XLPE COV
TRIPLEX AL 600V SECONDARY CABLE IN CONDUIT		
COMPATIBLE UNIT	ITEM NUMBER	DESCRIPTION
CABLE-SEC-6-AL-TX-CJC-M	101555	WIRE/CABLE, ELECTRICAL, POWER, 3 COND, 6 AWG, AL, 7 STR, 600V @ 90 DEG C, XLPE INSUL, YEL STRP
CABLE-SEC-4-AL-TX-CJC-M	101556	WIRE/CABLE, ELECTRICAL, POWER, 3 COND, 4 AWG, AL, 7 STR, 600V @ 90 DEG C, XLPE INSUL, PVC COV
TRIPLEX AL 600V SECONDARY CABLE		
COMPATIBLE UNIT	ITEM NUMBER	DESCRIPTION
CABLE-SEC-6-AL-TX-M	50124381	WIRE/CABLE, ELECTRICAL, 3 COND, 6 AWG, AL, 7 STR, 600V @ 90 DEG C, XLPE INSUL, XLPE JKT/SR SEA
CABLE-SEC-2-AL-TX-M	4158154	WIRE/CABLE, ELECTRICAL, UG, TRIPLEX COND, 2 AWG, AL COND, 600V, RUGGEDIZED INSUL
CABLE-SEC-2/0-AL-TX-M	1507987	WIRE/CABLE, ELECTRICAL, UG SECONDARY, 3 COND, (1) 2 AWG, (2) 2/0 AWG, AL, 600V @ 90 DEG C
CABLE-SEC-4/0-AL-TX-M	50124289	WIRE/CABLE, ELECTRICAL, 3 COND, (1)1/0 AWG, (2)4/0 AWG, AL, 19 STR 600V @ 90 DEG C, XLPE INSUL
CABLE-SEC-350-AL-TX-M	46172	WIRE/CABLE, ELECTRICAL, DIRECT BURIAL, 3 COND, 350 MCM, 4/0 AWG, AL, 600V, DESIGNED, MFR
CABLE-SEC-500-AL-TX-M	101597	WIRE/CABLE, ELECTRICAL, RIDER, 3 COND, (1) 350 AWG, (2) 500 MCM, AL, 37 STR, 600V @ 90 DEG C
QUADRUPLIX AL 600V SECONDARY CABLE		
COMPATIBLE UNIT	ITEM NUMBER	DESCRIPTION
CABLE-SEC-4/0-AL-QX-M	50124386	WIRE/CABLE, ELECTRICAL, 4 COND, (1) 1/0 AWG, (3) 4/0 AWG, AL, 19 STR, 600V @ 90 DEG C, XLPE INS
CABLE-SEC-350-AL-QX-M	427683	WIRE/CABLE, ELECTRICAL, DIRECT BURIAL, 4 COND, 350 MCM, 4/0 AWG, AL, 600V, XLPE INSUL, D5GND
CABLE-SEC-500-AL-QX-M	101611	WIRE/CABLE, ELECTRICAL, WOFFORD, 4 COND, (1) 350 AWG, (3) 500 MCM, AL, 37 STR 600V @ 90 DEG C

**NOTES:**

1. THE SECONDARY CABLE CU'S SHALL BE ESTIMATED WHEN **NEITHER** END OF THE CABLE RUN ENDS AT A METER BASE, MAIN DISCONNECT, OR LIGHT POLE.
2. THE SECONDARY CABLE CU'S SHOULD ONLY BE USED TO ESTIMATE CABLE RUNS BETWEEN STRUCTURES (EX: POLE TO PEDESTAL, TRANSFORMER TO PEDESTAL).
3. ALL 600V AL SECONDARY CABLE CU'S SHALL BE ESTIMATED PER FOOT PER RUN OF CABLE FROM STRUCTURE TO STRUCTURE.
4. THE CABLE TAIL CU'S ON DWG. 23.02-102B SHOULD BE USED IN CONJUNCTION WITH THE SECONDARY CABLE CU WHEN ESTIMATING CABLE IN A RISER OR INTO UNDERGROUND EQUIPMENT.
5. FOR 600V AL CABLE RUNS THAT END AT A METER BASE OR MAIN DISCONNECT USE THE SERVICE CABLE CU'S ON DWG. 23.02-102C.
6. FOR 600V AL CABLE RUNS THAT END AT A LIGHT POLE, USE THE LIGHTING CABLE CU'S ON DWG. 23.02-102D.
7. APPROPRIATE CABLE LABOR CU SHALL BE ESTIMATED SEPARATELY.



3				
2				
1				
0	1/1/21	FHARR	SENSE	ORANSH
REVISED	BY	CHK'D	APPR.	

600V AL SECONDARY CABLES

DEC	DEM	DEP	DEF
	X		
23.02-102A			



# Dave O'Mara Contractor, Inc.

1100 E. O & M Avenue - P.O. Box 1139  
North Vernon, IN 47265  
Phone: (812) 346-4135 Fax: (812) 352-1235  
Fax Bid Information to: (812) 346-6305

---

4.10.24

Commonwealth Engineers  
7256 Company Drive  
Indianapolis IN

Attn; Rielly Duffy

RE – Contract Time Extension Madison Water Div A

Dear Mr. Duffy,

Dave Omara Contracting respectfully requests a 90 day time extension be granted for the Madison Div A project. Below is list of proposed Change Order items previously sent in regards to changes in the work.

- 1 . Duke Delay @ Hilltop
- 2 . Valve Delivery Delay ( See Attached Flo Source
3. JPG Well Head install Delay Material
- 4 . New RFI 35 Remove west End # 2 MCC
5. ATS Switch Delay 9 4.10.24 new delivery date to be provided.

Item #1 – Duke Sent wrong crew to kill power on 3.08.24

Items #2 – We are still waiting for Delivery of 2- 8" Angle Check valves that were scheduled for February, We have the other Singer Control valves.

Item #3 – Well pump head replacement Material did not arrive until around 3.01.24 work complete 3.15.24

Item #4 - We have received RFI to remove Existing MCC @ west End #2 at No cost

Item#5 – We still have not received west end or hilltop ATS switch. In December were told we would have them by end of January . As of 4.10.24 waiting on new delivery date.

Please feel free to call (812)592-5914 with any questions.

Sincerely,



Leon Pottschmidt

**Leon Pottschmidt**

---

✓  
Email 9/10

**From:** Eric Sessions <esessions@flosource.com>  
**Sent:** Thursday, November 16, 2023 8:23 AM  
**To:** Leon Pottschmidt  
**Cc:** Austin Musial  
**Subject:** RE: Madison Singer Valves

Leon,

(5 valves)

Expected ship date for the balance of control valves is 2/13/24.

Eric Sessions  
Sales  
Phone: 800-752-5959 x 1013  
Email: esessions@flosource.com

Since we have received  
3 of 5 valves



[Website – Line Card](#)



NOTICE: The information contained in this e-mail, and attachment(s) thereto, is confidential and intended for the named recipient(s) only . It may contain professional privileged communications. If you are not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this email in error, please notify the sender immediately, delete it from your system and destroy any copies. Any confidentiality or privilege is not waived or lost because this email has been sent to you by mistake. We accept no liability for any loss or damage caused by this email or its attachments due to viruses, interference, interception, corruption or unauthorized access. Any views or opinions presented in this email or its attachments are solely those of the author and do not necessarily represent those of the company. Thank you.

**From:** Leon Pottschmidt <leomp@daveomara.com>  
**Sent:** Wednesday, November 08, 2023 10:24 AM  
**To:** Eric Sessions <esessions@flosource.com>  
**Cc:** Austin Musial <amusial@flosource.com>  
**Subject:** Madison Singer Valves

Eric,

Can you get me a delivery schedule for the Balance of Singer Valves?

I could use the 6" PRV @ Hilltop Booster #2 ASAP. I am starting work on it next week

Other valves I would like by January 2024?

**Leon Pottschmidt**

---

5  
Email  
A/D

**From:** Gabe Lowman <glowman@majesticelectric.com>  
**Sent:** Friday, December 8, 2023 10:08 AM  
**To:** Leon Pottschmidt  
**Cc:** Casey Byram  
**Subject:** RE: Generator Lead Time

Yes all together.

Thanks,

Gabe Lowman

Majestic Electric  
Phone: 812 346-2110  
Fax: 812 346-4510

**From:** Leon Pottschmidt <leonp@daveomara.com>  
**Sent:** Friday, December 08, 2023 10:06 AM  
**To:** Gabe Lowman <glowman@majesticelectric.com>  
**Cc:** Casey Byram <cbyram@majesticelectric.com>  
**Subject:** RE: Generator Lead Time

Is the West ATS also coming from Overseas?

**From:** Gabe Lowman <glowman@majesticelectric.com>  
**Sent:** Friday, December 8, 2023 9:47 AM  
**To:** Leon Pottschmidt <leonp@daveomara.com>  
**Cc:** Casey Byram <cbyram@majesticelectric.com>  
**Subject:** FW: Generator Lead Time

Leon,

Checking in on the ATS and Generator for the Madison Division A Project. Manufacturer is still saying February, but not through Customs yet, so no tracking. Any word I get I will share.

Thank you,

Gabe Lowman

Majestic Electric  
Phone: 812 346-2110  
Fax: 812 346-4510

**From:** Gabe Lowman  
**Sent:** Tuesday, October 03, 2023 4:34 PM  
**To:** Leon Pottschmidt <leonp@daveomara.com>  
**Subject:** RE: Generator Lead Time

## Leon Pottschmidt

---

**From:** Hank Byram <hbyram@majesticelectric.com>  
**Sent:** Monday, April 15, 2024 8:57 PM  
**To:** Leon Pottschmidt; Nick Thompson; Jason Earl  
**Subject:** Fwd: Madison WWTP Hilltop Booster Station and West End

Get [Outlook for iOS](#)

---

**From:** Gabe Lowman <glowman@majesticelectric.com>  
**Sent:** Monday, April 15, 2024 4:16 PM  
**To:** Keith Alexander <KAlexander@cmbuck.com>; Roll, Cody <CodyRoll@BoydCat.com>; Tuck, Jenny <JennyTuck@BoydCat.com>  
**Cc:** Marnie Robello <mrobello@cmbuck.com>; Tony Gonzalez <tgonzalez@cmbuck.com>; Hank Byram <hbyram@majesticelectric.com>  
**Subject:** RE: Madison WWTP Hilltop Booster Station and West End

Keith,

Thank you for the update. What is the weight of each of these.

Thanks again.

Gabe Lowman

Majestic Electric  
Phone: 812 346-2110  
Fax: 812 346-4510

**From:** Keith Alexander <KAlexander@cmbuck.com>  
**Sent:** Monday, April 15, 2024 3:06 PM  
**To:** Gabe Lowman <glowman@majesticelectric.com>; Roll, Cody <CodyRoll@BoydCat.com>; Tuck, Jenny <JennyTuck@BoydCat.com>  
**Cc:** Marnie Robello <mrobello@cmbuck.com>; Tony Gonzalez <tgonzalez@cmbuck.com>; Hank Byram <hbyram@majesticelectric.com>  
**Subject:** RE: Madison WWTP Hilltop Booster Station and West End

Per ASCO on the West End ATS:

This has been rescheduled to complete on 4/30/24 due to the ETA of the enclosure which is on 4/24. Production team will try to complete this ASAP once they receive the part.

Regards,

Leon,

Leaving Brazil in next couple of days. Should be across and through customs in a couple of months.

Will keep posted once is borders and is assigned tracking. February Estimate from Manufacturer.

Thanks,

Gabe Lowman

Majestic Electric  
Phone: 812 346-2110  
Fax: 812 346-4510

From: Leon Pottschmidt <[leonp@daveomara.com](mailto:leonp@daveomara.com)>  
Sent: Monday, October 02, 2023 3:29 PM  
To: Gabe Lowman <[glowman@majesticelectric.com](mailto:glowman@majesticelectric.com)>  
Cc: Casey Byram <[cbyram@majesticelectric.com](mailto:cbyram@majesticelectric.com)>; Hank Byram <[hbyram@majesticelectric.com](mailto:hbyram@majesticelectric.com)>  
Subject: Generator Lead Time

Gabe,

Do you have any e mails from Manufacturer stating lead time for Generator ?

Leon

**Keith Alexander, BSEET | Applications Engineer | CM Buck & Associates**  
Office 502-403-2850 | Cell 502-715-2188 |

**From:** Keith Alexander  
**Sent:** Monday, April 15, 2024 2:52 PM  
**To:** 'Gabe Lowman' <[glowman@majesticelectric.com](mailto:glowman@majesticelectric.com)>; 'Roll, Cody' <[CodyRoll@BoydCat.com](mailto:CodyRoll@BoydCat.com)>; 'Tuck, Jenny' <[JennyTuck@BoydCat.com](mailto:JennyTuck@BoydCat.com)>  
**Cc:** Marnie Robello <[mrobello@cmbuck.com](mailto:mrobello@cmbuck.com)>; Tony Gonzalez <[tgonzalez@cmbuck.com](mailto:tgonzalez@cmbuck.com)>; 'Hank Byram' <[hbyram@majesticelectric.com](mailto:hbyram@majesticelectric.com)>  
**Subject:** RE: Madison WWTP Hilltop Booster Station and West End

Gentlemen,

The Hilltop Booster Station ATS is already staged in QC and should complete later this week or early next week per ASCO. They did not update me on the West End ATS so I asked them to update as soon as possible.

Regards,

**Keith Alexander, BSEET | Applications Engineer | CM Buck & Associates**  
Office 502-403-2850 | Cell 502-715-2188 |

**From:** Keith Alexander  
**Sent:** Wednesday, April 10, 2024 1:36 PM  
**To:** 'Gabe Lowman' <[glowman@majesticelectric.com](mailto:glowman@majesticelectric.com)>; Roll, Cody <[CodyRoll@BoydCat.com](mailto:CodyRoll@BoydCat.com)>; Tuck, Jenny <[JennyTuck@BoydCat.com](mailto:JennyTuck@BoydCat.com)>  
**Cc:** Marnie Robello <[mrobello@cmbuck.com](mailto:mrobello@cmbuck.com)>; Tony Gonzalez <[tgonzalez@cmbuck.com](mailto:tgonzalez@cmbuck.com)>; Hank Byram <[hbyram@majesticelectric.com](mailto:hbyram@majesticelectric.com)>  
**Subject:** RE: Madison WWTP Hilltop Booster Station and West End

No updates as of now. I will have an update this coming Monday.

Regards,

**Keith Alexander, BSEET | Applications Engineer | CM Buck & Associates**  
Office 502-403-2850 | Cell 502-715-2188 |

**From:** Gabe Lowman <[glowman@majesticelectric.com](mailto:glowman@majesticelectric.com)>  
**Sent:** Wednesday, April 10, 2024 1:03 PM  
**To:** Keith Alexander <[KAlexander@cmbuck.com](mailto:KAlexander@cmbuck.com)>; Roll, Cody <[CodyRoll@BoydCat.com](mailto:CodyRoll@BoydCat.com)>; Tuck, Jenny <[JennyTuck@BoydCat.com](mailto:JennyTuck@BoydCat.com)>  
**Cc:** Marnie Robello <[mrobello@cmbuck.com](mailto:mrobello@cmbuck.com)>; Tony Gonzalez <[tgonzalez@cmbuck.com](mailto:tgonzalez@cmbuck.com)>; Hank Byram <[hbyram@majesticelectric.com](mailto:hbyram@majesticelectric.com)>  
**Subject:** RE: Madison WWTP Hilltop Booster Station and West End

Keith,

It's April 10<sup>th</sup>. Any update on this matter?

Thank you for your help.

Gabe Lowman

Majestic Electric  
Phone: 812 346-2110  
Fax: 812 346-4510

**From:** Keith Alexander <[KAlexander@cmbuck.com](mailto:KAlexander@cmbuck.com)>  
**Sent:** Wednesday, April 03, 2024 10:38 AM  
**To:** Gabe Lowman <[glowman@majesticelectric.com](mailto:glowman@majesticelectric.com)>; Roll, Cody <[CodyRoll@BoydCat.com](mailto:CodyRoll@BoydCat.com)>; Tuck, Jenny <[JennyTuck@BoydCat.com](mailto:JennyTuck@BoydCat.com)>  
**Cc:** Marnie Robello <[mrobello@cmbuck.com](mailto:mrobello@cmbuck.com)>; Tony Gonzalez <[tgonzalez@cmbuck.com](mailto:tgonzalez@cmbuck.com)>  
**Subject:** RE: Madison WWTP Hilltop Booster Station and West End

Good morning everyone,

I spoke with Hank yesterday regarding this order and wanted to give everyone an update. The factory informed us the production team is a bit behind and this unit will most likely be 7 to 10 days delayed. ASCO is reaching out again to help expedite.

This is good news, but we are not out of the woods yet.

ASCO may lapse past this 7 to 10 day prediction but based on the information, the switches for both jobs are very near completion. ASCO is needing a little more time to complete with the huge backlog the factory has. I will follow up on Wednesday the 10<sup>th</sup> to check on the status of the order. Let us know if you have any questions.

Regards,

**Keith Alexander, BSEET | Applications Engineer | CM Buck & Associates**  
**Office 502-403-2850 | Cell 502-715-2188 |**

**From:** Keith Alexander  
**Sent:** Monday, April 1, 2024 4:08 PM  
**To:** Gabe Lowman <[glowman@majesticelectric.com](mailto:glowman@majesticelectric.com)>; Roll, Cody <[CodyRoll@BoydCat.com](mailto:CodyRoll@BoydCat.com)>; Tuck, Jenny <[JennyTuck@BoydCat.com](mailto:JennyTuck@BoydCat.com)>  
**Cc:** Marnie Robello <[mrobello@cmbuck.com](mailto:mrobello@cmbuck.com)>; Tony Gonzalez <[tgonzalez@cmbuck.com](mailto:tgonzalez@cmbuck.com)>  
**Subject:** RE: Madison WWTP Hilltop Booster Station and West End

*My apologies, I spoke too soon. I just received a follow up email from engineering. Upon checking, both units are not on track to complete this Friday due to the delay in enclosures. I have already reached out to the planner for updated ESDs and will follow up asap.*

I will have a new ESD in a few days and will keep everyone posted.

Regards,

**Keith Alexander, BSEET | Applications Engineer | CM Buck & Associates | ASCO H5**  
**Office 502-403-2850 | Cell 502-715-2188 |**

**From:** Gabe Lowman <[glowman@majesticelectric.com](mailto:glowman@majesticelectric.com)>  
**Sent:** Monday, April 1, 2024 3:30 PM  
**To:** Keith Alexander <[KAlexander@cmbuck.com](mailto:KAlexander@cmbuck.com)>  
**Cc:** Phillip Kegerreis <[PKegerreis@cmbuck.com](mailto:PKegerreis@cmbuck.com)>; Marnie Robello <[mrobello@cmbuck.com](mailto:mrobello@cmbuck.com)>; Tony Gonzalez <[tgonzalez@cmbuck.com](mailto:tgonzalez@cmbuck.com)>  
**Subject:** RE: Madison WWTP Hilltop Booster Station and West End

Thank you all, we appreciate it.

Thanks,

Gabe Lowman

Majestic Electric  
Phone: 812 346-2110  
Fax: 812 346-4510

**From:** Keith Alexander <[KAlexander@cmbuck.com](mailto:KAlexander@cmbuck.com)>  
**Sent:** Monday, April 01, 2024 3:29 PM  
**To:** Gabe Lowman <[glowman@majesticelectric.com](mailto:glowman@majesticelectric.com)>  
**Cc:** Phillip Kegerreis <[PKegerreis@cmbuck.com](mailto:PKegerreis@cmbuck.com)>; Marnie Robello <[mrobello@cmbuck.com](mailto:mrobello@cmbuck.com)>; Tony Gonzalez <[tgonzalez@cmbuck.com](mailto:tgonzalez@cmbuck.com)>  
**Subject:** RE: Madison WWTP Hilltop Booster Station and West End

Good afternoon Gabe,

I responded to Cody @ Cat this morning but I think he's out for part of the day.

I informed him that your switch is estimated to ship on 4/5/24. The switch is currently on the floor being manufactured which is a good sign.

I've got an email into ASCO and will update you to see if they are on track for the end of the week.

Regards,

**Keith Alexander, BSEET | Applications Engineer | CM Buck & Associates**  
**Office 502-403-2850 | Cell 502-715-2188 |**

**From:** Phillip Kegerreis <[PKegerreis@cmbuck.com](mailto:PKegerreis@cmbuck.com)>  
**Sent:** Monday, April 1, 2024 2:35 PM  
**To:** Marnie Robello <[mrobello@cmbuck.com](mailto:mrobello@cmbuck.com)>; Keith Alexander <[KAlexander@cmbuck.com](mailto:KAlexander@cmbuck.com)>  
**Cc:** [glowman@majesticelectric.com](mailto:glowman@majesticelectric.com)  
**Subject:** FW: Madison WWTP Hilltop Booster Station and West End



Keith and Marnie,

Can you please take a look at this one for Gabe?

Gabe, Keith is the project manager for this one brother.

Thanks,

**Phillip Kegerreis, BSEET | Division Manager | Field Sales Engineer**  
**ASCO Power Technologies | Schneider Electric | APC | Starline | Power Temp Systems**  
Cell 317-760-5034



**From:** Gabe Lowman <[glowman@majesticelectric.com](mailto:glowman@majesticelectric.com)>  
**Sent:** Monday, April 1, 2024 11:25 AM  
**To:** Phillip Kegerreis <[PKegerreis@cmbuck.com](mailto:PKegerreis@cmbuck.com)>  
**Subject:** FW: Madison WWTP Hilltop Booster Station and West End

Phillip,

Please see below as this did not make it to Desmond.

Thank you,

Gabe Lowman

Majestic Electric  
Phone: 812 346-2110  
Fax: 812 346-4510

**From:** Gabe Lowman  
**Sent:** Monday, April 01, 2024 11:23 AM  
**To:** Desmond McSwine <[DMcSwine@cmbuck.com](mailto:DMcSwine@cmbuck.com)>  
**Subject:** Madison WWTP Hilltop Booster Station and West End

Desmond,

Let me start by saying this is not your problem.

We have 2 ASCO transfer switches coming through Boyd CAT by CM Buck.

Was told the ASCO CAT# ATS of G7ADUSA31200N5XP was to be in the 1<sup>st</sup> of March. Since then we have been given a delivery date of Middle of April?

We haven't had a very good response from the CAT Dealer on if could be expedited, or when for sure we are going to see the ATS's on this project. We have a booster station shut down waiting on this and it is quickly becoming an issue.

Any help you could give us, if you can, would be greatly appreciated.

Anyone else if not you that I could contact within your company please let me know that as well.

Thank you,

Gabe Lowman

Majestic Electric  
Phone: 812 346-2110  
Fax: 812 346-4510

## Leon Pottschmidt

---

**From:** Gabe Lowman <glowman@majesticelectric.com>  
**Sent:** Friday, December 8, 2023 10:08 AM  
**To:** Leon Pottschmidt  
**Cc:** Casey Byram  
**Subject:** RE: Generator Lead Time

Yes all together.

Thanks,

Gabe Lowman

Majestic Electric  
Phone: 812 346-2110  
Fax: 812 346-4510

**From:** Leon Pottschmidt <leonp@daveomara.com>  
**Sent:** Friday, December 08, 2023 10:06 AM  
**To:** Gabe Lowman <glowman@majesticelectric.com>  
**Cc:** Casey Byram <cbyram@majesticelectric.com>  
**Subject:** RE: Generator Lead Time

Is the West ATS also coming from Overseas?

**From:** Gabe Lowman <glowman@majesticelectric.com>  
**Sent:** Friday, December 8, 2023 9:47 AM  
**To:** Leon Pottschmidt <leonp@daveomara.com>  
**Cc:** Casey Byram <cbyram@majesticelectric.com>  
**Subject:** FW: Generator Lead Time

Leon,

Checking in on the ATS and Generator for the Madison Division A Project. Manufacturer is still saying February, but not through Customs yet, so no tracking. Any word I get I will share.

Thank you,

Gabe Lowman

Majestic Electric  
Phone: 812 346-2110  
Fax: 812 346-4510

**From:** Gabe Lowman  
**Sent:** Tuesday, October 03, 2023 4:34 PM  
**To:** Leon Pottschmidt <leonp@daveomara.com>  
**Subject:** RE: Generator Lead Time

Leon,

Leaving Brazil in next couple of days. Should be across and through customs in a couple of months.

Will keep posted once is borders and is assigned tracking. February Estimate from Manufacturer.

Thanks,

Gabe Lowman

Majestic Electric  
Phone: 812 346-2110  
Fax: 812 346-4510

From: Leon Pottschmidt <[leonp@daveomara.com](mailto:leonp@daveomara.com)>  
Sent: Monday, October 02, 2023 3:29 PM  
To: Gabe Lowman <[glowman@majesticelectric.com](mailto:glowman@majesticelectric.com)>  
Cc: Casey Byram <[cbyram@majesticelectric.com](mailto:cbyram@majesticelectric.com)>; Hank Byram <[hbyram@majesticelectric.com](mailto:hbyram@majesticelectric.com)>  
Subject: Generator Lead Time

Gabe,

Do you have any e mails from Manufacturer stating lead time for Generator ?

Leon

## Leon Pottschmidt

---

**From:** Gabe Lowman <glowman@majesticelectric.com>  
**Sent:** Friday, February 9, 2024 12:44 PM  
**To:** Leon Pottschmidt  
**Cc:** Casey Byram  
**Subject:** FW: Madison Division A Project

Leon,

Please see the email Thread below on the damaged Generator for Madison Div. A

I have asked her for pictures and update of schedule Monday, Thursday, and Today, so should hear something soon, and will pass that info on to you.

Thank you,

Gabe Lowman

Majestic Electric  
Phone: 812 346-2110  
Fax: 812 346-4510

**From:** Tuck, Jenny <JennyTuck@BoydCat.com>  
**Sent:** Thursday, February 08, 2024 1:33 PM  
**To:** Gabe Lowman <glowman@majesticelectric.com>; Roll, Cody <CodyRoll@BoydCat.com>  
**Cc:** Hank Byram <hbyram@majesticelectric.com>; Casey Byram <cbyram@majesticelectric.com>  
**Subject:** RE: Madison Division A Project

I will submit it again. Are you ready for delivery?

## Jenny Tuck

---

PROJECT MANAGER

BOYD COMPANY

1900 Nipple Rd. Way | Lexington, KY 405111145

W: (502) 774-4441 | EXT: 76314

**NEW NAME. SAME OWNER. SAME GREAT TEAM.**  
WHAYNE SUPPLY & WALKER MACHINERY ARE NOW BOYD CAT.

**From:** Gabe Lowman <glowman@majesticelectric.com>  
**Sent:** Thursday, February 8, 2024 12:42 PM  
**To:** Tuck, Jenny <JennyTuck@BoydCat.com>; Roll, Cody <CodyRoll@BoydCat.com>  
**Cc:** Hank Byram <hbyram@majesticelectric.com>; Casey Byram <cbyram@majesticelectric.com>  
**Subject:** FW: Madison Division A Project

Jenny,

Any update on below. Will definitely need damaged and fixed pictures and when we can expect it to be delivered.

Thank you,

Gabe Lowman

Majestic Electric  
Phone: 812 346-2110  
Fax: 812 346-4510

From: Gabe Lowman  
Sent: Monday, February 05, 2024 2:22 PM  
To: Tuck, Jenny <[JennyTuck@BoydCat.com](mailto:JennyTuck@BoydCat.com)>; Roll, Cody <[CodyRoll@BoydCat.com](mailto:CodyRoll@BoydCat.com)>  
Cc: Casey Byram <[cbyram@majesticelectric.com](mailto:cbyram@majesticelectric.com)>; Hank Byram <[hbyram@majesticelectric.com](mailto:hbyram@majesticelectric.com)>  
Subject: RE: Madison Division A Project

Jenny,

A few things:

What is going on with the damaged generator? (Time Frame of fixing and delivery)

Type of Damage to the Generator itself? (Road Rash or a lot more extensive)

Wanting to get pictures of the damage, as we are going to be warranting the Generator. (Hate to have a damaged New piece of equipment and not have all the facts related to the damage)

Let us know as soon as possible regarding these items.

Thanks,

Gabe Lowman

Majestic Electric  
Phone: 812 346-2110  
Fax: 812 346-4510

From: Tuck, Jenny <[JennyTuck@BoydCat.com](mailto:JennyTuck@BoydCat.com)>  
Sent: Thursday, February 01, 2024 2:40 PM  
To: Casey Byram <[cbyram@majesticelectric.com](mailto:cbyram@majesticelectric.com)>; Gabe Lowman <[glowman@majesticelectric.com](mailto:glowman@majesticelectric.com)>  
Cc: Jana Craig <[jcraig@majesticelectric.com](mailto:jcraig@majesticelectric.com)>; Roll, Cody <[CodyRoll@BoydCat.com](mailto:CodyRoll@BoydCat.com)>  
Subject: RE: Madison Division A Project

Casey/Gabe- Just wanted to keep you in the loop. I went to pick this unit up and it has damage on it. I am waiting to hear back from the factory to see when it will be ready. Most of the time it is exterior damage from shipping.

## Jenny Tuck

PROJECT MANAGER

11165  
W: 812 346 2111 | EXT: 11165

**NEW NAME. SAME OWNER. SAME GREAT TEAM.**  
WHAYNE SUPPLY & WALKER MACHINERY ARE NOW BOYD CAT.

**From:** Casey Byram <[cbyram@majesticelectric.com](mailto:cbyram@majesticelectric.com)>  
**Sent:** Tuesday, December 19, 2023 9:48 AM  
**To:** Tuck, Jenny <[JennyTuck@BoydCat.com](mailto:JennyTuck@BoydCat.com)>; Gabe Lowman <[glowman@majesticelectric.com](mailto:glowman@majesticelectric.com)>  
**Cc:** Jana Craig <[jcraig@majesticelectric.com](mailto:jcraig@majesticelectric.com)>; Roll, Cody <[CodyRoll@BoydCat.com](mailto:CodyRoll@BoydCat.com)>  
**Subject:** RE: Madison Division A Project

You don't often get email from [cbyram@majesticelectric.com](mailto:cbyram@majesticelectric.com). [Learn why this is important](#)

Thank you!

Casey Byram  
Majestic Electric  
Email: [cbyram@majesticelectric.com](mailto:cbyram@majesticelectric.com)  
Phone:812-346-2110  
Cell:812-592-4064  
Fax:812-346-4510

**From:** Tuck, Jenny <[JennyTuck@BoydCat.com](mailto:JennyTuck@BoydCat.com)>  
**Sent:** Tuesday, December 19, 2023 9:40 AM  
**To:** Casey Byram <[cbyram@majesticelectric.com](mailto:cbyram@majesticelectric.com)>; Gabe Lowman <[glowman@majesticelectric.com](mailto:glowman@majesticelectric.com)>  
**Cc:** Jana Craig <[jcraig@majesticelectric.com](mailto:jcraig@majesticelectric.com)>; Roll, Cody <[CodyRoll@BoydCat.com](mailto:CodyRoll@BoydCat.com)>  
**Subject:** RE: Madison Division A Project

I can do that. No prob. Thanks!

## Jenny Tuck

PROJECT MANAGER

BOYD COMPANY

1900 Jaggle Fox Way | Lexington, KY 405111165

W: (502) 774-4411 | EXT: 76214 |

**NEW NAME. SAME OWNER. SAME GREAT TEAM.**  
WHAYNE SUPPLY & WALKER MACHINERY ARE NOW BOYD CAT.

**From:** Casey Byram <[cbyram@majesticelectric.com](mailto:cbyram@majesticelectric.com)>  
**Sent:** Tuesday, December 19, 2023 9:19 AM  
**To:** Tuck, Jenny <[JennyTuck@BoydCat.com](mailto:JennyTuck@BoydCat.com)>; Gabe Lowman <[glowman@majesticelectric.com](mailto:glowman@majesticelectric.com)>  
**Cc:** Jana Craig <[jcraig@majesticelectric.com](mailto:jcraig@majesticelectric.com)>; Roll, Cody <[CodyRoll@BoydCat.com](mailto:CodyRoll@BoydCat.com)>  
**Subject:** RE: Madison Division A Project

You don't often get email from [cbyram@majesticelectric.com](mailto:cbyram@majesticelectric.com). [Learn why this is important](#)

Jenny,

Could you have it delivered to the Louisville Factory and hold it until further notice?

Casey Byram  
Majestic Electric  
Email: [cbyram@majesticelectric.com](mailto:cbyram@majesticelectric.com)  
Phone:812-346-2110

Cell:812-592-4064

Fax:812-346-4510

**From:** Tuck, Jenny <[JennyTuck@BoydCat.com](mailto:JennyTuck@BoydCat.com)>

**Sent:** Tuesday, December 19, 2023 8:33 AM

**To:** Gabe Lowman <[glowman@majesticelectric.com](mailto:glowman@majesticelectric.com)>

**Cc:** Jana Craig <[jcraig@majesticelectric.com](mailto:jcraig@majesticelectric.com)>; Roll, Cody <[CodyRoll@BoydCat.com](mailto:CodyRoll@BoydCat.com)>; Casey Byram <[cbyram@majesticelectric.com](mailto:cbyram@majesticelectric.com)>

**Subject:** RE: Madison Division A Project

Gabe-

The generator went through customs and is currently at the factory in Savannah GA. I received notification yesterday it was ready to be picked up. I am setting up freight to pick it up at the factory and deliver to your jobsite once you get me the information needed.

I know it's bad timing as it is around the holidays, but I need to get this one picked up and delivered to the job as they will start charging storage fees to store the generator.

**Jenny Tuck**

PROJECT MANAGER

PROJECT MANAGER

1000 Madison Park Way | Madison, TN 3705111165

W: 812-592-4064 | EXT: 11165

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## Reilly Duffy, EI

---

**From:** Leon Pottschmidt <leonp@daveomara.com>  
**Sent:** Tuesday, May 7, 2024 8:23 AM  
**To:** Reilly Duffy, EI  
**Subject:** RE: Singer 8" Angle Check Valves

Give a week for Valve delivery 5.22.24

2. Electrical work is for Hilltop this week.

3. I will have to refer to majestic on the Temporary wire for the West end for Controls

Are you going to reissue CO#3 with 60 day time extension?

Leon

**From:** Reilly Duffy, EI <rduffy@contactcei.com>  
**Sent:** Tuesday, May 7, 2024 7:48 AM  
**To:** Leon Pottschmidt <leonp@daveomara.com>  
**Cc:** Tim Moore <tmoore@contactcei.com>; com-inbound-madison--water-utility-improvements@procoretech.com  
**Subject:** RE: Singer 8" Angle Check Valves

Hello Leon,

I'm following up on the below questions regarding the West End ATS and electrical work.

Thank you,

## Reilly Duffy, EI

Engineering Intern II

T: 800-289-1177 | D: 317-215-5432

Corporate Office: 7256 Company Dr., Indianapolis, IN, 46237, USA

Regional Offices: Crown Point, Evansville, Fort Wayne, Indianapolis North, and South Bend, IN | Bowling Green, KY



**From:** Reilly Duffy, EI  
**Sent:** Thursday, May 2, 2024 9:29 AM  
**To:** Leon Pottschmidt <leonp@daveomara.com>  
**Cc:** Tim Moore <tmoore@contactcei.com>; com-inbound-madison--water-utility-improvements@procoretech.com  
**Subject:** RE: Singer 8" Angle Check Valves

Hello Leon,

Yes I received both. Regarding the ATS, I had a few questions.

- 1.) Shipping date is 5/15/24. What is the anticipated delivery date?
- 2.) Based on your schedule for training/electrical work on 5/7 and 5/9, we would complete approximately 1 week of electrical work on the West End.

- a. What electrical work are you anticipating is going to be completed in the week period?
- 3.) The RFI spoke about temporary wiring. Could you give me a little more information on that? Where would the temporary wiring be installed to?

Can they let us know why these valves keep getting delayed? Where is the holdup occurring? I'll need something a little more concrete asking for time extension for the 2<sup>nd</sup> time on the same materials.

Thank you,

**Reilly Duffy, EI**

Engineering Intern II

T: 800-289-1177 | D: 317-215-5432

Corporate Office: 7256 Company Dr., Indianapolis, IN, 46237, USA

Regional Offices: Crown Point, Evansville, Fort Wayne, Indianapolis North, and South Bend, IN | Bowling Green, KY



**From:** Leon Pottschmidt <[leonp@daveomara.com](mailto:leonp@daveomara.com)>  
**Sent:** Thursday, May 2, 2024 9:11 AM  
**To:** Reilly Duffy, EI <[rduffy@contactcei.com](mailto:rduffy@contactcei.com)>  
**Cc:** Tim Moore <[tmoores@contactcei.com](mailto:tmoores@contactcei.com)>  
**Subject:** FW: Singer 8" Angle Check Valves

Reilly,

Did you see this ?

Same thing is happening with West End ATS Switch Moved from April 30<sup>th</sup> to Mid May.

Leon Pottschmidt

**From:** Eric Sessions <[esessions@flosource.com](mailto:esessions@flosource.com)>  
**Sent:** Wednesday, May 1, 2024 7:48 AM  
**To:** Leon Pottschmidt <[leonp@daveomara.com](mailto:leonp@daveomara.com)>  
**Cc:** Tim Moore <[tmoores@contactcei.com](mailto:tmoores@contactcei.com)>  
**Subject:** RE: Singer 8" Angle Check Valves

Singer is telling mid-May now.

Eric Sessions

Sales

Phone: 800-752-5959 x 1013

Email: [esessions@flosource.com](mailto:esessions@flosource.com)

**FLSOURCE** 

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**From:** Leon Pottschmidt <[leonp@daveomara.com](mailto:leonp@daveomara.com)>

**Sent:** Tuesday, April 30, 2024 3:50 PM

**To:** Eric Sessions <[esessions@flosource.com](mailto:esessions@flosource.com)>

**Cc:** Tim Moore <[tmoore@contactcei.com](mailto:tmoore@contactcei.com)>

**Subject:** Singer 8" Angle Check Valves

Eric,

Do you have a confirmation on shipping of these remaining valves?

**AGREEMENT FOR PROFESSIONAL SERVICES**

THIS AGREEMENT is entered into between **City of Madison, Indiana** (Owner) and **Taylor Siefker Williams Design Group LLC** (TSWDG) based upon Owner’s intention to prepare a **Unified Development Ordinance/UDO** (the Project) and Owner’s requirement for certain professional planning services in connection with the Project (the Services) which TSWDG is prepared to provide.

1. TSWDG shall provide the Services described in Attachment A, “Scope of Services”, according to Attachment B, “Schedule”.
2. Owner shall pay TSWDG in accordance with Attachment C, “Compensation”, and shall be responsible for all matters described in Attachment D, “Owner's Responsibilities”. Owner represents that TSWDG's use of any documents or other materials provided by Owner to TSWDG will not infringe upon any third parties' rights and Owner will indemnify and protect TSWDG from any infringement claims arising from TSWDG's use of such documents or other materials in the performance of its Services hereunder.
3. The same degree of care, skill, and diligence shall be exercised in the performance of the Services as is ordinarily possessed and exercised by a member of the same profession, currently practicing, under similar circumstances. No other warranty, express or implied, is included in this Agreement or in any drawing, specification, report, opinion, or other instrument of service, in any form or media, produced in connection with the Services.
4. TSWDG shall not be liable to Owner for any consequential damages resulting in any way from the performance of the Services. To the fullest extent permitted by law, TSWDG's liability under this Agreement shall not exceed TSWDG's total compensation actually received under this Agreement.
5. TSWDG and Owner waive all rights against each other for damages covered by property insurance during and after the completion of the Services.
6. Notwithstanding anything to the contrary in any Attachments hereto, TSWDG has no responsibility for the failure of any consultant, contractor, subcontractor, vendor, or other Project participant, not under contract to TSWDG, to fulfill contractual responsibilities to Owner or to comply with federal, state, or local laws, regulations, and codes.
7. TSWDG does not guarantee that proposals, bids, or actual Project costs will not vary from TSWDG's cost estimates or that actual schedules will not vary from TSWDG's projected schedules.
8. This Agreement may be terminated upon written notice at Owner’s convenience or by either party in the event of substantial failure by the other party to perform in accordance with the terms of this Agreement. TSWDG shall terminate performance of Services on a schedule acceptable to Owner, and Owner shall pay TSWDG for all Services performed and reasonable termination expenses. Paragraphs 4 and 5 shall survive any termination or completion of this Agreement.
9. All documents prepared by TSWDG pursuant to this Agreement are instruments of service in respect to the Project. Any use except for the specific purpose intended by this Agreement will be at the user’s sole risk and without liability or legal exposure to TSWDG. TSWDG shall retain its ownership in its data bases, computer software, and other proprietary property. Intellectual property developed, utilized, or modified in the performance of the Services shall remain the property of TSWDG.
10. In the event the Owner requests TSWDG to execute any certificates or other documents, the proposed language of such certificates or documents shall be submitted to TSWDG for review at least 15 days prior to the requested date of execution. TSWDG shall not be required to execute any certificates or documents that in any way would, in TSWDG’s sole judgment, (a) increase TSWDG’s legal or contractual obligations or risks; (b) require knowledge, services or responsibilities beyond the scope of this Agreement; or (c) result in TSWDG having to certify, guarantee or warrant the existence of conditions whose existence TSWDG cannot ascertain.
11. The Services provided for in this Agreement are for the sole use and benefit of Owner and TSWDG. Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than Owner and TSWDG.

IN WITNESS WHEREOF, Owner and TSWDG have executed this Agreement, effective as of the date this agreement is fully executed.

City of Madison, Indiana

(Owner)

Signature \_\_\_\_\_

Name \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

City of Madison UDO/Project No 24035

Taylor Siefker Williams Design Group LLC

(TSWDG)

Signature *Amy Williams*

Name Amy Williams

Title Principal/Owner

Date 7/24/2024

7/24/2024

**AGREEMENT FOR PROFESSIONAL SERVICES**  
**ATTACHMENT A: SCOPE OF SERVICES**  
*City of Madison Unified Development Ordinance*

**PHASE 1: EXISTING ORDINANCE REVIEW**

**Task 1.1 – Project Kick-Off Meeting**

TSWDG will meet with City staff to discuss the project scope and timeline as well as coordinate the makeup of the technical committee, upcoming focus groups, and key-person interviews. During this meeting, the City should provide any existing files related to the Zoning and Subdivision Control Ordinances, Comprehensive Plan, or other applicable files to TSWDG. The City should also provide any specific notes, issues, or preferred standards for the new unified development ordinance that should be addressed.

**Task 1.2 – Communication Outreach Plan & Project Website**

A community outreach plan will be developed prior to launching the community engagement and the facilitation of the technical committee meetings. The community outreach plan will identify the methods for gathering community input, targeted audience for these methods, and strategies to promote widespread participation in the survey and public meeting. As part of the overall communication and outreach plan for this project, we could set up a project-specific website that would host general information about the ordinance update, process, meeting materials, etc. Creating a project specific website or content for social media for the project is an additional way to reach a broader and more diverse audience. This content will educate the public about the process and explain what a Unified Development Ordinance is, announce meeting dates, provide opportunity for input, and present the draft and final ordinance. A WordPress or Wix site (or similar) shall be utilized as the base platform for the project website.

**Task 1.3 – Creation of Technical Committee**

The City will provide TSWDG with a list of candidates willing and capable of serving on a Technical Committee. Members of a Technical Committee should be relatively well versed in the day-to-day interpretation, administration, and/or enforcement of local and/or state development regulations and land use controls. With the assistance of the planning team, the City shall appoint members to the Zoning & Subdivision Control Technical Committee. Membership of the committee should be approximately six (6) to eight (8) people.

**Task 1.4 – Review of Existing Plans and Ordinances and Development of Annotated Outline**

TSWDG will review relevant plans, including the “One Madison” Comprehensive Plan (2016), Main Street Master Plan, Downtown Madison Parking Study, Parks and Recreation Master Plan (2022-2026), Bicycle & Pedestrian Plan, Stellar Strategic Plan, One Madison Community Revitalization Plan in addition to the existing Zoning Ordinance and Subdivision Control Ordinance prior to creating an annotated outline for the Madison Unified Development Ordinance. These existing plans and ordinances will become the building blocks as the annotated outline is developed for the updated ordinance. The annotated outline will include the proposed ordinance sections and subsections along with a paragraph describing the extent or reach of the intended standards and/or regulations related to a given segment or sub-segment. This outline allows our team to align the goals of past planning efforts, desired level of regulation, and goals for the final product from the start of the project.

**Task 1.5 – Identification of Deficient Ordinance Sections**

This task will focus on identifying specific sections of the zoning & subdivision control ordinance that need to be resolved based on the vision and direction of the comprehensive plan as well as issues identified from ordinance deficiency review and staff feedback. The consultant will provide a Summary of Deficiencies in an Existing Ordinances report.

**Task 1.6 – Technical Committee Meeting #1**

TSWDG will prepare for and facilitate one (1) Technical Committee meeting for the purposes of presenting and discussing the contents of the annotated outline, schedule, and soliciting feedback to determine the appropriate level of regulation for specific standards. Additionally, the committee will review and provide feedback on ordinance language pertaining to the introductory provisions and non-conforming lots, structures, and uses. The City shall provide a location for the Technical Committee meeting and this meeting can be held virtually, if desired.

## **PHASE 2: DRAFT ORDINANCE**

### **Task 2.1 – Draft Ordinance Sections**

TSWDG will create a zoning and subdivision control ordinance in a Microsoft Word format based on feedback and direction from Technical Committee Meeting #1, supplemented by industry-wide best practices and/or model ordinances. The UDO will also coordinate and integrate the historic district as well as state requirements for subdivision regulations in the buffer. The Unified Development Ordinance will be drafted in sections and reviewed in detail with the Technical Committee during four meetings. It is anticipated that content will include items such as design standards, modern approaches to zoning districts and uses, clear and enforceable standards, graphics and easy-to-understand visuals. The scope does not include an independent legal review of the draft ordinances, but rather relies upon the Plan Commission legal counsel's review to minimize project costs. If an outside legal review is desired, our team can provide an additional task and associated fee for this service.

### **Task 2.2 – Technical Committee Meetings #2 - #7**

TSWDG will hold six (6) Technical Committee meetings to review sections of the draft Unified Development Ordinance at each meeting in detail. Each section of the draft ordinance will be thoroughly discussed at a meeting and feedback will be documented. Any additional revisions to each section resulting from these meetings will be made using the tracked changes feature of Microsoft Word and distributed to the committee members. Draft and final sections of the ordinances will include vignettes, exhibits, and other diagrams to illustrate the standards for each zoning district as well as easily define definitions such as how to measure building height or road frontage.

### **Task 2.3 – Zoning Map Updates**

TSWDG will work with staff to update the Zoning Map to convert previous zoning district to new zoning districts (as applicable), create or modify overlay district boundaries, and update a limited number of other parcels that are provided by staff. Our team will provide a PDF of the Zoning Map as well as update GIS shapefiles.

### **Task 2.4 – Ordinance Focus Group Meetings & Key Person Interviews**

TSWDG will facilitate a focus group meeting with local developers, engineers, Madison Area Chamber of Commerce, key property owners, and others identified by the City to discuss the deficiencies in the existing ordinances and ways to aid the development process throughout the City. Feedback from this meeting will be incorporated, as needed, in the revised ordinances. City to assist with providing contact information and invitee list for attendees. Our team has multiple effective platforms for virtual engagement, if desired, to allow participation from developers or other parties that are not local. This task can be held towards the beginning of the process or after a draft document is available to get public feedback.

### **Task 2.5 – Public Workshop**

To gather feedback from Madison residents and property owners, an optional online survey will be administered to gain insight on specific concerns, issues, or ideas regarding the proposed Unified Development Ordinance. A public workshop will be held to allow community members to talk with TSWDG and City Staff one-on-one. The workshop will be an open-house format with various presentation boards displayed to gain input on the draft ordinance and will be held over a two-hour time period to allow in-person feedback. The optional online survey will also be formatted so that it can be printed and filled out in in-person if desired. Promotional materials for the workshop will be prepared and City will assist in publicizing the event.

## **PHASE 3: FINAL ORDINANCE**

### **Task 3.1 – Staff Working Session**

A working session will be facilitated with staff to go over the final UDO and any remaining edits prior to the adoption proceedings.

### **Task 3.2 – Plan Commission Adoption Hearing**

TSWDG will present at one meeting of the Plan Commission to seek adoption of the ordinance on behalf of the City. The purpose of this meeting is to fulfil the requirements of Indiana Code (IC 36-7-4) and allow the public a platform for official comments. The City will be responsible for public notice/advertisement of this meeting.

### **Task 3.3 – City Council Adoption**

TSWDG will present at a meeting of the City Council to seek adoption of the ordinance. The City will be responsible for public notice/advertisement of these meetings.

### **Task 3.4 – Final Deliverables**

TSWDG will provide the City with ten bound copies. Additionally, the consultant will provide one (1) electronic copy in Adobe .PDF format for the City’s website or other platforms and one (1) electronic copy in Microsoft Word format on a flash drive.

### **OPTIONAL TASKS**

#### **Optional Task A: Additional Technical Committee Meeting(s)**

Additional technical committee meetings can be facilitated to allow more time for discussion related to specific ordinance sections or optional tasks such as forms and applications, rules and procedures, fee schedules, or zoning map updates.

#### **Optional Task B: Rules and Procedures**

TSWDG will create the Rules & Procedures for both the Plan Commission and Board of Zoning Appeals. This would include the jurisdiction and authority; membership; duties and powers; actions and decisions; meeting schedule; petition hearing procedures; general meeting conduct and procedures; filing of petitions; public notice; docketing of cases; officers, plan commission records; and amendment procedures.

#### **Optional Task C: Applications and Forms**

TSWDG will create the necessary applications and forms for Plan Commission and BZA petitions. This could include applications and forms for Concept Plan, Primary Plat, Secondary Plat, Development Plan, Zone Map Change, Development Standards Variance, Special Exception, Use Variance, Use Classification and Appeals. The documents will be provided as PDFs for placing on the City’s website as well as Word documents.

#### **Optional Task D: Fee Schedule**

TSWDG will review the current fee schedule in order to identify ways to make the department operate self-sufficiently, when possible, and provide recommended fees for zoning applications and petitions based on state regulations.

#### **Optional Task E: Staff & Local Officials Training**

TSWDG will hold a training workshop with City staff, Plan Commission Members, Board of Zoning Appeals Members, and City Council representatives. This session would be intended to provide a detailed overview of the ordinance and how it should be used in various applications or requests.

#### **Optional Task F: Department Brochures & Marketing Materials**

TSWDG will create up to four brochures or fliers that explain specific sections of the ordinance to address questions that are frequently asked by residents and applicants, such as public hearing notice requirements, dealing with easements, when permits are required, and more. The materials would provide answers that are easily understood and the department can place these on their website and also reproduce hard copies for the office. All digital files will be provided so that staff can update them as needed in the future. No hard copies will be provided.

#### **Optional Task G: Two Assessment Updates After Adoption**

We know that overhauling any ordinance involves small tweaks or adjustments over time. TSWDG will provide two assessments after the adoption of the ordinance (such as 6 months/12 months) to identify any small changes or adjustments that need to be made based on administering the ordinance. Each assessment will include a phone or online meeting with the city’s representative to discuss any changes that they feel are needed, updates to the ordinance text, and attendance at one Plan Commission hearing.

**AGREEMENT FOR PROFESSIONAL SERVICES**  
**ATTACHMENT B: SCHEDULE**  
*City of Madison Unified Development Ordinance*

TSWDG anticipates that Tasks 1-3 will take 12 months to complete upon receipt of a written notice to proceed. Completion of the public hearings and meetings will be dependent upon schedule of local meetings.

A detailed schedule shall be submitted to the Owner two weeks after the notice to proceed is received.



**AGREEMENT FOR PROFESSIONAL SERVICES**  
**ATTACHMENT C: COMPENSATION**  
*City of Madison Unified Development Ordinance*

In return for the performance of the Services rendered under Attachment A, Scope of Services, the Owner shall pay TSWDG a not to exceed, fixed lump sum amount of seventy four thousand, three hundred and ten dollars (\$74,310.00) payable to the terms of this Agreement. The total compensation includes all labor and expenses. Expenses shall be invoiced at TSWDG's actual costs. This fee does not include the optional tasks outlined in Attachment A.

**OPTIONAL TASKS**

Optional Tasks must be authorized in writing by Owner; if Optional Tasks are not authorized by Owner, it will not be billed.

Optional Task A: Additional Technical Committee Meeting	\$ 1,950.00
Optional Task B: Rules & Procedures (PC & BZA)	\$ 1,470.00
Optional Task C: Applications & Forms (PC & BZA)	\$ 2,400.00
Optional Task D: Fee Schedule (PC & BZA)	\$ 1,185.00
Optional Task E: Staff & Local Officials Training	\$ 2,700.00
Optional Task F: Department Brochures & Marketing Materials	\$ 2,240.00
Optional Task G: Two Assessments after Adoption	\$ 8,880.00

Compensation for Additional Services, if any, shall be negotiated as an amendment to this contract. The compensation assumes that planning services for this Project shall not extend beyond September 2025.

Fees for the Services rendered shall be billed no more than monthly based on the percent of work completed. Invoices for Services rendered shall be payable within thirty days following receipt of invoice. Owner shall give prompt written notice of any disputed amount and shall pay the remaining amount.

**AGREEMENT FOR PROFESSIONAL SERVICES**  
**ATTACHMENT D: OWNERS RESPONSIBILITIES**  
*City of Madison Unified Development Ordinance*

Owner shall perform and provide the following in a timely manner so as not to delay the Services of TSWDG, and TSWDG may rely on the accuracy and completeness of the following:

1. Authorize TSWDG in writing to proceed [authorization to proceed is given by the execution of this Agreement].
2. Place at TSWDG's disposal all available information pertinent to the Project, including previous reports, drawings, specifications or any other data relative to the Project.
3. Designate in writing a person to act as Owner's representative, such person to have complete authority to transmit instructions, receive information, and interpret and define Owner's decisions with respect to TSWDG's Services for the Project.
4. Render decisions and approvals as promptly as necessary to allow for the expeditious performance of TSWDG's Services.
5. Make Owner's facilities available to TSWDG as required for performance of the Services under this Agreement, and provide labor and safety equipment required for access.
6. Give prompt written notice to TSWDG whenever Owner becomes aware of any development that does or may affect the scope or timing of TSWDG's Services, or any defect in the Services of TSWDG or its subconsultants, or the work of construction Contractors.
7. Advise TSWDG of the identity and scope of services of any independent consultants retained by Owner to provide services in regard to the Project.

Unless otherwise provided in this Agreement, Owner shall bear all costs incident to compliance with the above items.

**RESOLUTION NO. \_\_\_\_\_-2024**

**A RESOLUTION OF THE BOARD OF PUBLIC  
WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA  
REGARDING A STREET CLOSING FOR THE  
CITY'S NATIONAL NIGHT OUT**

WHEREAS, there has been a request filed by Neel Mistry on behalf of the City of Madison, Madison Police Department, and the Madison Fire Departments for a street closing in connection with National Night Out to be held on Tuesday, August 6, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA, that Vaughn Drive between the west side of West Street and the east side of Central Avenue shall be closed from 4:00 p.m. until 8:00 p.m. on Tuesday, August 6, 2024.

BE IT FURTHER RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA, that said street as closed shall be under the supervision and control of the City of Madison at the time noted above for the year 2024.

ADOPTED this \_\_\_\_\_ day of August, 2024.

\_\_\_\_\_  
Bob G. Courtney, Chairman

\_\_\_\_\_  
Karl Eaglin, Member

\_\_\_\_\_  
David Carlow, Member

(SEAL)

ATTEST:

\_\_\_\_\_  
Shirley Rynearson, Clerk-Treasurer

**RESOLUTION NO. \_\_\_\_\_-2024**

**A RESOLUTION OF THE BOARD OF PUBLIC  
WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA  
REGARDING PARKING SPACE CLOSINGS FOR A  
JEFFERSON COUNTY EMERGENCY MANAGEMENT EVENT**

WHEREAS, there has been a request filed by Matt True on behalf of the Jefferson County Emergency Management for the closure of the parking spaces located on Vaughn Drive directly south of Bicentennial Park in connection with their 10-4 Radio Event to be held on Friday, October 4, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA that the parking spaces located on Vaughn Drive directly south of Bicentennial Park shall be closed on Friday, October 4, 2024, from 8:00 a.m. to 4:00 p.m.

BE IT FURTHER RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA that said parking spaces as closed shall be under the supervision and control of Jefferson County Emergency Management at the times noted above for the year 2024.

ADOPTED this \_\_\_\_\_ day of August, 2024.

\_\_\_\_\_  
Bob G. Courtney, Chairman

\_\_\_\_\_  
Karl Eaglin, Member

\_\_\_\_\_  
David Carlow, Member

(SEAL)

ATTEST:

\_\_\_\_\_  
Shirley Rynearson, Clerk-Treasurer

**RESOLUTION NO. \_\_\_\_\_-2024**

**A RESOLUTION OF THE BOARD OF PUBLIC  
WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA  
REGARDING A STREET CLOSING FOR  
MADISON RIVERFRONT DEVELOPMENT CORPORATION**

WHEREAS, there has been a request filed by JD Webster and Joshua Kunze on behalf of the Madison Riverfront Development Corporation for a street closing in connection with its Golf Cart/ATV Poker Run to be held on Saturday, October 5, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA that Vaughn Drive between West Street and Broadway Street shall be closed on Saturday, October 5, 2024 from 9:00 a.m. to 6:00 p.m. *At all times the participants will abide by traffic regulations regarding golf carts/ATVs outside of the event footprint.*

BE IT FURTHER RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA that said street as closed shall be under the supervision and control of the Madison Riverfront Development Corporation at the times noted above for the year 2024.

ADOPTED this \_\_\_\_\_ day of August, 2024.

\_\_\_\_\_  
Bob G. Courtney, Chairman

\_\_\_\_\_  
Karl Eaglin, Member

\_\_\_\_\_  
David Carlow, Member

(SEAL)

ATTEST:

\_\_\_\_\_  
Shirley Rynearson, Clerk-Treasurer



PACE  
Completion Date Extension Request

Bill & Susan Ohlendorf (Name of Applicant), has requested an extension for a period of  
2 month (12 months max) on the PACE Grant for 407 W 2nd St (Address).

The new deadline is 9/17/2024. The grant amount they were approved for was \$7,500.00.

They (have/haven't) received a midpoint disbursement.

*[Signature]*  
Signature (Director of Planning)

7/15/24  
Date

\_\_\_\_\_  
Signature (Mayor)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature (Board of Public Works and Safety)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature (Board of Public Works and Safety)

\_\_\_\_\_  
Date

**Nicole M Schell, AICP**

---

**From:** Susan Ohlendorf <sbohlendorf@cinergymetro.net>  
**Sent:** Monday, July 15, 2024 9:25 AM  
**To:** Nicole M Schell, AICP  
**Subject:** PACE Grant Extension Request

Good morning, Nicole!

It seems that our siding has met with another completion delay. We had to order additional materials to finish the job and it will be 3-4 weeks before delivery. Would it be possible to get a two-month extension on the PACE Grant that we received?

Many thanks, Nicole!  
Bill and Susan Ohlendorf  
812-701-9357 and 812-701-9358



P.A.C.E.  
Preservation & Community Enhancement  
Grant Program Final Report

Purpose: Application is hereby made to request the funding from the PACE Program. Forms must be accompanied by at least four photos showing the progress and one photo of the front of the building. Copies of all invoices and receipts must also be submitted.

**APPLICANT INFORMATION**

Date: 7-15-24  
 Property Owner Name: Donald McKay  
 Mailing Street Address: 614 W. 2nd St.  
 City: Madison State: IN Zip: 47250  
 Phone (Preferred): 812.599.2424 Phone (Alternate): \_\_\_\_\_  
 Email: d1m4sr4@gmail.com

**PROJECT INFORMATION**

Street Address: 614 W. 2nd St. Madison, IN 47250  
 Total Cost of Project (include all costs to complete the entire project): \$11,450  
 Estimated Date of Completion of Work: 7-1-24  
 Hilltop  Downtown

**GRANT INFORMATION**

Rehabilitation (Downtown) Grant  Curb Appeal (Hilltop) Grant  Dilapidated Structures Grant  Dangerous Buildings Grant

Total Amount of Grant Awarded (can be obtained from the office): \_\_\_\_\_

Was a midpoint report submitted for this project?  Yes  No  
*e-mail advising of reason for delay*

**DESCRIPTION OF THE PROJECT**

Please describe the project elements that have been completed. If a midpoint report was submitted, only include the list of project elements completed since that report was submitted.

Repair of section of concrete supporting post for roof; replace rotted posts and paint

Additional pages are attached.





**DETAILED PROJECT BUDGET WORKSHEET**

List all major tasks that have been complete of the Project. The P.A.C.E. Grant Program funds materials and labor. Please separate materials from labor. If a midpoint report was submitted, only include the tasks completed since that report was submitted.

Task #	Description of Work and/or Material Please Reference Appropriate Quote (Must be attached)	Total Task Budget	Amount of Grant Funds (50% max)
	SAMPLE: Lumber and supplies per sales ad from Lowe's	\$1,076	\$538.00
1	Replacement of porch roof		
2	support columns and paint	\$7,950	
3			
4	tear out and replace one		
5	section of concrete supporting		
6	2 corner posts		
7			
8			
9			
10			
11			
12			
	Totals		

Additional pages are attached.

I certify that the project was completed and that all required documents are included in my final report packet.

*Dan L. M-13*  
Applicant(s) Signature

7/15/24  
Date







3818 Papermill Rd.  
 Madison, IN 47250  
 812-265-ROOF  
 877-766-3640  
 www.petitcontracting.com



VISA



**INVOICE**

*Don Miller*  
 614 W. Second St  
 Anderson, IN

INVOICE NO.	
DATE	7/15/11
ACCOUNT NO.	
YOUR P.O. NO.	
TERMS	
SHIP VIA	
FOB	
SALESMAN	<i>Miller</i>

QTY	UNIT	DESCRIPTION	UNIT PRICE	AMOUNT
		<i>copies of references on front back &amp; print</i>		<i>1500</i>
		<i>copies of references on back of print</i>		<i>5500</i>
		<i>Print Services</i>		
PLEASE PAY FROM THIS INVOICE			SUB TOTAL	
			TAX	
			TOTAL	<i>7000</i>



P.A.C.E.  
Preservation & Community Enhancement  
Grant Program Final Report

Purpose: Application is hereby made to request the funding from the PACE Program. Forms must be accompanied by at least four photos showing the progress and one photo of the front of the building. Copies of all invoices and receipts must also be submitted.

**APPLICANT INFORMATION**

Date: \_\_\_\_\_  
 Property Owner Name: BRIAN MARSHALL  
 Mailing Street Address: 201 Plum  
 City: MADISON State: IN Zip: 47250  
 Phone (Preferred): 812 701-5651 Phone (Alternate): \_\_\_\_\_  
 Email: blm47250@gmail.com

**PROJECT INFORMATION**

Street Address: 1003 EAST STREET  
 Total Cost of Project (include all costs to complete the entire project): 78500<sup>00</sup>  
 Estimated Date of Completion of Work: 5-24-24  
 Hilltop  Downtown

**GRANT INFORMATION**

- Rehabilitation (Downtown) Grant     Curb Appeal (Hilltop) Grant     Dilapidated Structures Grant     Dangerous Buildings Grant

Total Amount of Grant Awarded (can be obtained from the office): \_\_\_\_\_

Was a midpoint report submitted for this project?  Yes  No

**DESCRIPTION OF THE PROJECT**

Please describe the project elements that have been completed. If a midpoint report was submitted, only include the list of project elements completed since that report was submitted.

ALL windows Replaced + wrapped with ALUM. on outside  
Deck Replaced on south side of Home  
new Standing seam ROOF on Home  
facia on north + south side of Home covered with metal/ALUM.

Additional pages are attached.



### DETAILED PROJECT BUDGET WORKSHEET

List all major tasks that have been complete of the Project. The P.A.C.E. Grant Program funds materials and labor. Please separate materials from labor. If a midpoint report was submitted, only include the tasks completed since that report was submitted.

Task #	Description of Work and/or Material Please Reference Appropriate Quote (Must be attached)	Total Task Budget	Amount of Grant Funds (50% max)
	SAMPLE: Lumber and supplies per sales ad from Lowe's	\$1,076	\$538.00
1	6 windows replaced + wrapped	15000	
2	new deck/porch on south side of house	6000	
3	new roof + trusses on 2nd floor bedroom	8000	
4	Tuck point + paint house	19000	
5	Rebuild bedroom addition	16000	
6	new roof trusses on back half of	3500	
7	house		
8			
9			
10			
11			
12			
	Totals		67500 <sup>00</sup>

Additional pages are attached.

I certify that the project was completed and that all required documents are included in my final report packet.

  
 Applicant(s) Signature

5-24-24  
 Date

**From:** [Brian Marshall](#)  
**To:** [Nicole M Schell, AICP](#)  
**Subject:** 1003 East st pics  
**Date:** Thursday, May 23, 2024 4:00:10 PM

---











032615

CUSTOMER'S ORDER NO. DEPARTMENT DATE

NAME *Bruce Mitchell*

ADDRESS *Ed 51*

CITY, STATE, ZIP *Windsor*

SOLD BY	CASH	C.O.D.	CHARGE	ON ACCT	NOSE BETD.	PAID OUT

QUANTITY	DESCRIPTION	PRICE	AMOUNT
1	<i>Replace 2 outer windows</i>		<i>1500.00</i>
2			
3	<i>New back bench</i>		<i>400.00</i>
4			
5	<i>Repair roof and eaves</i>		
6	<i>House</i>		<i>2000.00</i>
7			
8	<i>Trust panel &amp; paint house</i>		<i>2000.00</i>
9			
10	<i>Rebuild bathroom addition</i>		<i>1400.00</i>
11			
12	<i>Lead roof houses on</i>		<i>3000.00</i>
13	<i>back half of house</i>		
14			
15			<i>Total \$67500.00</i>
16			
17			
18			

RECEIVED BY *[Signature]*

KEEP THIS SLIP FOR REFERENCE



P.A.C.E.  
Preservation & Community Enhancement  
Grant Program Final Report

Purpose: Application is hereby made to request the funding from the PACE Program. **Forms must be accompanied by at least four photos showing the progress and one photo of the front of the building. Copies of all invoices and receipts must also be submitted.**

**APPLICANT INFORMATION**

Date: July 29, 2024  
 Property Owner Name: Catherine and Michael Le Saux  
 Mailing Street Address: 414 Elm Street  
 City: Madison State: IN Zip: 47250  
 Phone (Preferred): 812.599.4119 Phone (Alternate): \_\_\_\_\_  
 Email: calesaux@gmail.com

**PROJECT INFORMATION**

Street Address: 414 Elm Street  
 Total Cost of Project (include all costs to complete the entire project): \$8,215.00 (original estimate \$7,210)  
 Estimated Date of Completion of Work: Completed July 17, 2024

Hilltop  Downtown

**GRANT INFORMATION**

Rehabilitation (Downtown) Grant  Curb Appeal (Hilltop) Grant  Dilapidated Structures Grant  Dangerous Buildings Grant

Total Amount of Grant Awarded (can be obtained from the office): \$3,605 was original request

Was a midpoint report submitted for this project?  Yes  No

**DESCRIPTION OF THE PROJECT**

Please describe the project elements that have been completed. If a midpoint report was submitted, only include the list of project elements completed since that report was submitted.

Removal of old concrete porch steps and wooden railing. Replaced with brick steps and iron railing in keeping with building code and historic integrity of the home.

Additional pages are attached.



### DETAILED PROJECT BUDGET WORKSHEET

List all major tasks that have been complete of the Project. The P.A.C.E. Grant Program funds materials and labor. Please separate materials from labor. If a midpoint report was submitted, only include the tasks completed since that report was submitted.

Task #	Description of Work and/or Material Please Reference Appropriate Quote (Must be attached)	Total Task Budget	Amount of Grant Funds (50% max)
	SAMPLE: Lumber and supplies per sales ad from Lowe's	\$1,076	\$538.00
1	Fabricate two each step railings aprox. 8' each with rolled ends and two square bases & posts	1,350	
2	Services: Sandblast apply /zinc primer and powder coat black	440	
3	Core drill brick, installation including attachment to center posts and brick column	625	
4	Demolition and debris removal of old concrete steps and railing	2000	
5	Rebuild 5 steps in historic reclaimed brick over concrete support	3,800	
6			
7			
8			
9	* Notation: The brick mason encountered additional challenges during demolition.		
10	Madison Iron Works experienced a devastating fire to their business after		
11	the original quote was provided. For these reasons, the final costs were higher.		
12			
	Totals	8,215	4,107.50

Additional pages are attached.

I certify that the project was completed and that all required documents are included in my final report packet.

Catherine & Michael Le Saux

July 29, 2024

**Applicant(s) Signature**

**Date**

**Madison Iron Works Inc**  
 4427 E Pleasant Ridge Rd  
 Madison, IN 47250 US  
 +1 8122656861  
 miwinco@hotmail.com

ESTIMATE # 1083

**ADDRESS**

Catherine LeSaux  
 414 Elm St  
 Madison, IN 47250

**ESTIMATE #** 1083  
**DATE** 05/03/2024  
**EXPIRATION** 06/03/2024  
**DATE**

DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL PRICE
<b>Services</b> Fabricate two each step railing approximately 8ft each using 1-3/4 top cover rail with rolled ends, two posts 1" square with 2" square bases 10" tall and attach to center of brick column	1	1,350.00	1,350.00
<b>Services</b> Sandblast zinc prime and powder coat black	1	440.00	440.00
<b>Services</b> Core drill brick, install epoxy	1	625.00	625.00

Contact Madison Iron Works Inc to pay. **TOTAL** **\$2,415.00**  
 There is a 3% transaction fee on all debit/credit card purchases.  
 Terms: 50% Down payment and 50% at Completion

Note: All debit/credit card payments will incur a 3% transaction fee

Accepted By

Accepted Date

CATHERINE LE SAUX  
414 ELM ST.  
MADISON, IN 47250

71-456/825

1936

DATE May 6, 2024



PAY TO THE ORDER OF

Madison Iron Works

\$ 1,207.50

One thousand two hundred seven <sup>50</sup>/<sub>100</sub> DOLLARS

← PAID BY CHECK ONLY



**German American Bank**  
Banking | Insurance | Investments

MEMO

Catherine Le Saux



LOOK FOR FRAUD-DETECTING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-SENSITIVE MIC DETAILS ON BACK.

0109739081 2024-05-15



CHECK FIRST FOR AVOIDANCE OF REMOTE DEPOSIT ONLY  
AT Madison Iron Works Inc DATE \_\_\_\_\_  
DO NOT WRITE ON THIS CHECK. MICR LINE IS REQUIRED FOR REMOTE DEPOSIT ONLY.

**Deposit Only**  
**Madison Iron Works Inc**

CATHERINE LE SAUX  
414 ELM ST.  
MADISON, IN 47250

71-456/839

1944

DATE July 17, 2024



PAY TO THE ORDER OF Madison Iron Works Inc \$ 1207.50

One thousand two hundred seven - <sup>50</sup>/<sub>100</sub> DOLLARS

← Hand Specified



**German American Bank**  
Banking | Insurance | Investments

Catherine Le Saux

MEMO \_\_\_\_\_

LOOK FOR INVALID-DETERMINING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-SENSITIVE MICR DETAILS ON BACK.

0109853031 2024-07-23



CHECK FROM FRONT OR MICRIC DEPOSIT ONLY  
NAME OF FINANCIAL INSTITUTION \_\_\_\_\_ DATE \_\_\_\_\_  
CITY/STATE/ZIP \_\_\_\_\_  
1-800-833-8333

**Deposit Only**  
**Madison Iron Works Inc**



CATHERINE LE SAUX  
414 ELM ST.  
MADISON, IN 47250

71-456/839

1944

DATE July 17, 2024



PAY TO THE ORDER OF Madison Iron Works Inc \$ 1207.50

One thousand two hundred seven - <sup>50</sup>/<sub>100</sub> DOLLARS



**German American Bank**  
Banking | Insurance | Investments

MEMO

Catherine Le Saux

0109853031 2024-07-23



CHECK HERE FOR FUND OR MONEY DEPOSIT ONLY  
AT NAME OF FINANCIAL INSTITUTION DATE \_\_\_\_\_  
FOR DEPOSIT ONLY  
FOR DEPOSIT ONLY  
FOR DEPOSIT ONLY

**Deposit Only**  
**Madison Iron Works Inc**

03/27/2024 Check #1926: Check

- \$2,000.00



**CATHERINE LE SAUX**  
414 ELM ST.  
MADISON, IN 47250

71-456/830 **1926**

DATE March 25, 2024

PAY TO THE ORDER OF Isabel Jaimie \$ 2,000  
Two thousand DOLLARS

**German American Bank**  
Banking | Insurance | Investments

MEMO \_\_\_\_\_  
[Redacted]

*Catherine Le Saux*

LOOK FOR FINANCIAL INSTITUTION FEATURES INCLUDING THE SECURITY SQUARE AND MICR-REACTIVE INK. DETAILS ON BACK. SUGGESTED BY FINANCIAL INSTITUTIONS.

[Redacted]

[Redacted]

ISABEL JAIMIE

AT \_\_\_\_\_ DATE \_\_\_\_\_  
NAME OF FINANCIAL INSTITUTION \_\_\_\_\_  
DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE  
RESERVED FOR FINANCIAL INSTITUTION USE

04/01/2024 Check #1927: Check

-\$3,800.00



**CATHERINE LE SAUX**  
414 ELM ST.  
MADISON, IN 47250

71-456/839 1927

DATE March 27, 2024

PAY TO THE ORDER OF Isobel Jaimes \$ 3,800

Three thousand eight hundred DOLLARS

**German American Bank**  
Banking | Insurance | Investments

MEMO \_\_\_\_\_

*Catherine Le Saux*



To order a check, call 1-800-828-8282

CHECK UP-NL FOR MOBILE OR REMOVL OF FODR/ UN-  
AT  
NAME OF FINANCIAL INSTITUTION DATE

ISABEL JAIMES





**RESOLUTION NO. \_\_\_\_\_-2024**

**A RESOLUTION OF THE BOARD OF PUBLIC  
WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA  
ESTABLISHING A HANDICAP PARKING SPACE AT  
HELTON EYE CARE**

WHEREAS, there has been a request by Kyle Helton on behalf of Helton Eye Care for a parking space located on Main Street directly in front of their business located at 713 West Main Street, Madison, Indiana to be established as Handicap Parking.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MADISON, INDIANA, that:

Section 1. The parking space located on Main Street directly in front the office of Helton Eye Care, 713 West Main Street, Madison, Indiana, is hereby established as Handicap Parking. This parking space shall be accessible to any person legally authorized to park there.

Section 2. The City of Madison Street Department is hereby authorized to erect such signs and other traffic control devices as may be necessary to implement the intent of this Resolution.

Section 3. This Resolution shall become immediately effective upon its adoption by the Board of Public Works and Safety, signature of the Mayor, enrollment in the book of Resolutions, publication of notice as required by law, and posting of the appropriate signs at said intersection.

Section 4. Any Resolution in conflict with this Resolution is hereby repealed.

ADOPTED this \_\_\_\_\_ day of August, 2024.

\_\_\_\_\_  
Bob G. Courtney, Chairman

\_\_\_\_\_  
Karl Eaglin, Member

\_\_\_\_\_  
David Carlow, Member

(SEAL)

ATTEST:

\_\_\_\_\_  
Shirley Rynearson, Clerk-Treasurer



**Application for P.A.C.E.**  
**Preservation & Community**  
**Enhancement Grant Program**

Application Fee: \$10.00

Purpose: Application is hereby made to request funding from the PACE Program. This application must be filed prior to work beginning on a property located within the City of Madison. This application does not replace the need for approval from the HDBR for properties located downtown.

**APPLICANT INFORMATION**

Date: FEBRUARY 2, 2024

Property Owner Name: MADISON CHRISTIAN HEALTH AND DEVELOPMENTAL SERVICES, INC.

Mailing Street Address: P.O. BOX 665

City: HANOVER

State: IN

Zip: 47243

Phone (Preferred): 812-313-4663

Phone (Alternate): 812-292-5107

Email: tirrie@madisonchristianhealth.org

**PROJECT INFORMATION**

Street Address: 524 JEFFERSON STREET

Total Cost of Project (include all costs to complete the entire project): 172,238

Estimated Date of Completion of Work: AUGUST 2024

Hilltop

Downtown

**GRANT INFORMATION**

Rehabilitation  
(Downtown) Grant

Curb Appeal  
(Hilltop) Grant

Dilapidated  
Structures Grant

Dangerous  
Buildings Grant

Amount of Grant Requested (can be obtained from the office): 25,000

**A PACE grant application must include the following documents:**

- Complete application
- Photographs of existing conditions of Property
- Project Plans (required if altering footprint or openings)
- Copies of Construction Quotes for the project
- Certificate of Appropriateness (COA) (If applicable)
- Proof of Property Insurance
- Proof of Ownership (Deed)
- Certificate of Incorporation (if organization/business)
- Unsafe Letter (Required for Dangerous Structures Grant)



**DESCRIPTION OF THE PROJECT**

Please describe the project and the property's current condition.

THE PROPERTY'S EXTERIOR NORTH SIDE BRICK WALL IS COLLAPSED, CAUSING THE  
INTERIOR WALL AND KITCHEN TO COLLAPSE. THE ROOF AND GUTTERING ARE FAULTY,  
ACCORDING TO THE BUILDING INSPECTOR AND PRESERVATION OFFICE THE EXTERIOR  
DETERIORATION IS RELATED TO PREVIOUS WORKMANSHIP AND UTILIZING INCORRECT  
MORTAR. THE PROJECT WILL INCLUDE: REMOVING THE CURRENT ROOFING, GUTTERING,  
WINDOWS, EXTERIOR AND INTERIOR COLLAPSED WALLS, FLOOR AND CEILING IN THE  
KITCHEN AREA. RECONSTRUCT THESE AREAS.

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Additional pages are attached.

**DETAILED PROJECT SCHEDULE**

Show how the project will be completed within a 12-month time period. If the project will take longer than 12 months, please explain.

THE CONTRACTOR STIPULATES THAT UPON RECEIVING FUNDING THE REPAIRS CAN  
COMMENCE WITHIN A 30 DAY WINDOW AND WILL TAKE APPROXIMATELY 6 MONTHS TO

COMPLETE THE OUTLINED AREAS ABOVE. THE PROJECT WILL BEGIN WITH CLEANING  
OUT THE PROPERTY DEBRIS, FALLEN CONSTRUCTION MATERIAL AND FALLEN

EXTERIOR WALL. IF FUNDING IS RECEIVED BY MARCH 30, THE PROJECT CAN BEGIN BY  
APRIL 30, 2024 AND COMPLETED BY OCTOBER 30, 2024, BUT NO LATER THAN 12 MONTHS

FROM, FUNDING APRIL 30, 2025.

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Additional pages are attached.





**DETAILED PROJECT BUDGET WORKSHEET**

List all major tasks necessary to complete the proposed Project, the total budget, and the matching grant amount requested. The P.A.C.E. Grant Program funds materials and labor. Please separate materials from labor. The Detailed Project Budget Worksheet does not replace the need to include copies of construction quotes from a registered contractor. If a copy of quote from a registered contractor is not provided, the application will be deemed incomplete.

Task #	Description of Work and/or Material Please Reference Appropriate Quote (Must be attached)	Total Task Budget	Amount of Grant Funds (50% max)
	SAMPLE: Lumber and supplies per sales ad from Lowe's	\$1,076	\$538.00
1	Roof (see attached contractor description)	13,050.00	6,525.00
2	Gutter (see attached)	1920.00	960.00
3	Chimney (masonry)		
4	Clean out Dilapidated areas (see attached)	25,000.00	
5	Remove and replace Brick exterior (masonry)		
6	Masonry (see attached)	40,000.00	20,000.00
7	Paint facade (see attached)	10,000.00	5,000.00
8	Reconstruct all framing (see attached)	30,000.00	
9	Replace windows (3)	1712.00	856.00
10			
	Totals	121,682	33,341.00

Additional pages are attached.

**DETAILED REBUILDING PLAN (ONLY FOR DANGEROUS BUILDINGS GRANT APPLICATIONS)**

Please explain what you will be rebuilding after the building is demolished. You must include a timeline for the rebuilding plan.

Please see the attached structural engineer's design document and masonry quotes. The exterior brick wall between the buildings will be demolished and replaced with block or siding as a repair to the current delapidated and unoriginal brick and mortar, the top front of the building and the chimney require masonry repair before roofing and painting the building. (see the attached contractor's quotes and descriptions).

Additional pages are attached.



# MADISON

*Indiana*  
Planning, Preservation and Design

101 W Main St  
Madison, IN 47250  
(812) 265-8324

**Applicant must read and initial the following:**

TJ I understand that the grant funds must be used only for the project described in this application. The work must be completed within twelve (12) months of the date that the grant is awarded. If a project is not completed the recipient(s) may request an extension to the City of Madison Board of Works and Safety.

TJ I understand that I must receive all required permits from the Office of Planning, Preservation, and Design and from the State of Indiana prior to beginning work on my project or I will forfeit any awarded grant monies.

TJ I understand that a failure to complete any project may result in the City of Madison placing a lien on the property in order to recover grant monies in the amount of monies received by Recipient(s).

TJ I understand that if any plans to the project change or if the contractor changes, I must notify the Director of Planning prior to the project construction continuing.

TJ I understand that all property taxes must be current and that there cannot be any current tax liens against the property or current litigation between the City of Madison and the applicant. I understand that if one of these is not true, my application will not be considered for funds.

TJ I understand that if I am applying for a Dilapidated Structures Grant, I am required to complete the full renovation exterior of the building including paint.

TJ I understand that if I am applying for a Dangerous Buildings Grant, infill construction must be completed within 2 years after approved funding. Final disbursement of funds will be withheld until such time that construction is completed.

**I certify that I have read the P.A.C.E. Program Guidelines and that all required documents are included in my final application packet.**

Applicant(s) Signature

February 2, 2024

Date

**Documentation Review (Completed by Planning Office)**

- Complete application
- Photographs of Property
- Project Plans (If required)
- Copies of Construction Quotes
- COA application filed (If applicable)
- Proof of Property Insurance
- Proof of Ownership (Deed)
- Certificate of Incorporation (If required)
- Unsafe Letter (If required)

Staff Notes

1045 Rebecca Ct.  
Seymour, Indiana 47274

(812) 271-1608  
rokaremodeling@gmail.com

# ESTIMATE

## Roka Remodeling

**For** Attention to: Tirrie Jenkins  
Madison Christian Health and Developmental Services, Inc.  
2226 Logans Point Drive, Hanover, IN, 47243  
For the property located at: 525 Jefferson Building

**Estimate Num** 105  
**Date** Oct 30, 2023

DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL PRICE
* Work description includes: Basement, attic, main building trash removal.	1	\$9,500.00	\$9,500.00
* Demolition and stabilization for middle rooms (collapsed subfloor and ceiling) not including exterior walls and foundation) Rebuild subfloor and ceiling	1	\$32,800.00	\$32,800.00
* Renovation includes Interior demolition (bathrooms, kitchen, old electric, old plumbing)	1	\$14,400.00	\$14,400.00
* New whole house plumbing	1	\$28,300.00	\$28,300.00
* New whole house electric	1	\$32,450.00	\$32,450.00
* New bathrooms with new bathroom configuration (three bathrooms) price pending.	1	\$0.00	\$0.00
* New standard kitchen, price pending	1	\$0.00	\$0.00
* Flooring installation (new and refinish) \$44,300 (new flooring will be luxury vinyl planks)	1	\$44,300.00	\$44,300.00
* Trim and doors (new and refinish with paint)	1	\$19,500.00	\$19,500.00
* Interior paint	1	\$36,000.00	\$36,000.00
* Exterior paint, basic primer and paint application	1	\$28,000.00	\$28,000.00
* New gutters and flashing roof around the building	1	\$8,600.00	\$8,600.00
* New roof shingles pending for inspection and price if necessary	1	\$0.00	\$0.00
* Windows (new and refinish)	1	\$14,850.00	\$14,850.00
* New bathroom configuration and relocation including separate female and male bathroom and family bathroom. Price pending	1	\$0.00	\$0.00

\* New kitchen for main floor and new kitchen for second floor.  
Price pending

1 \$0.00 \$0.00

\* New HVAC price pending

1 \$0.00 \$0.00

\* Roof is pending for inspection, price pending

1 \$0.00 \$0.00

\* Indicates non-taxable item

This estimate is for the work that will be done at the property on 525 Jefferson St. Madison, Indiana. This Project is including labor and standard materials

Subtotal \$268,700.00

Tax (7%) \$0.00

Total \$268,700.00

Thank you for your business.

**Balance Due \$268,700.00**

Invoice

338557

912-292-5107  
Judson Ct.  
Madison Wis.

James P. Massey  
1012 Locust Ave  
Atholville Wis 54605

512-917-8417

10228-23

	PRICE	UNIT	AMOUNT
see attached building			\$10000.00
			\$3000.00
			\$1000.00
			\$1000.00
			\$17000.00
Albert National Total Job			\$17000.00
*VAT - Negotiable *			

*The* **HENDERSON GROUP Enterprises, LLC**  
364 North 41st Street  
Louisville, KY 40212  
502-774-4663 Business      502-772-3971 Fax  
*Commercial & Residential Construction / Remodeling*

## **COST BREAKDOWN SHEET**

**Property Location: 524 Jefferson Street  
Madison, IN 47250**

Construction Clean-up	\$	3,500.00
Demo / Debris Removal		25,000.00
Framing		30,000.00 (Rough Carpentry)
Interior Paint		8,250.00
Exterior Painting		10,000.00
Flooring		17,800.00
Ceramic Tile		3,100.00
HVAC		36,000.00
Plumbing		31,900.00
Electrical		19,500.00
Cabinets/Countertop/Vanities		18,000.00
Subflooring		3,840.00
Drywall		22,338.00
Gutters		1,920.00
Doors/Locksets		5,100.00
Carpentry		10,200.00 (Finish Carpentry)
Masonry		47,000.00
Windows		7,990.00
Roof		13,050.00
Insulation		7,600.00
<b>TOTAL</b>		<b>\$ 322,088.00</b>

"===== STRUCTURAL ENGINEER =====\*

Page 1 **S - 4 6 1 6** Invoice: \$350 PAID

[TANNJENK@GMAIL.COM](mailto:TANNJENK@GMAIL.COM) (TIRRIE JENKINS)

524 JEFFERSON AVE  
MADISON, INDIANA

1-17-23



BOBMALCOMB1@GMAIL.COM PE60020677  
4134 QUICK CREEK RD  
DEPUTY, IN 47230  
812-595-3003

# RENOVATION OF HOME; DOWNTOWN MADISON

PAGE 2

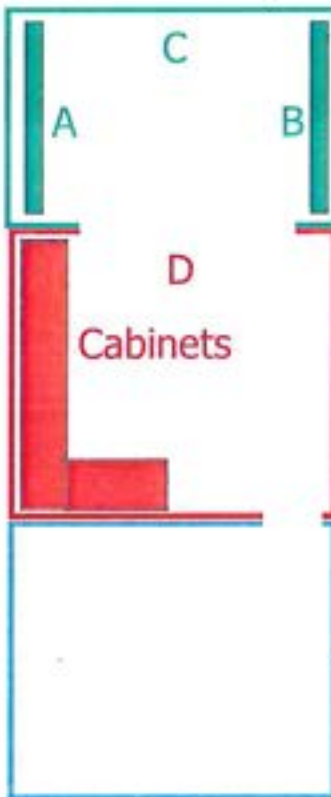
## **SUMMARY**

The area of concern for this home is the Back Porch, Kitchen and the Dining Room. This area is 1 story.

Dining Room  
Approx 12 x 14

Kitchen  
Approx 14 x 14

Back Porch  
Approx 10 x 14



Floor has fallen in

Floor ok

Brick has fallen in

Floor ok

Vinyl Siding

Good Walls

## **Procedure:**

Step 1: Secure ceiling along right side with 2x4 (2) posts screwed Together to hold up ceiling.

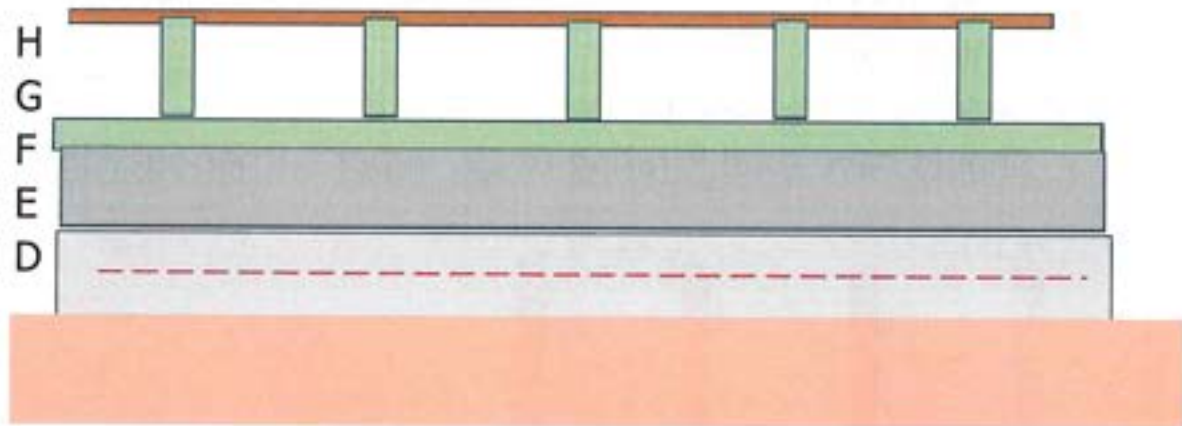
Step 2: Remove Bricks on the right wall.



Step 3: Removed fallen floor.

(Page 3)

Step 4: Build foundation A and B.



The soil on the bottom can not be "fill dirt". It must be hard Pan or compacted with sledge hammer.

D is concrete footing. 8"x 8" wide with (2) 1/2" rebar in Ctr.

E Cement in, concrete blocks or half-blocks (needed height).

F is pressure treated 1x6 deck board, anchor bolted.

G use pressure treated 2x8 joists full width of room on 16" Ctr. Don't forget to put on the outer end joist (perpendicular).

**(Is 2x8 size ok ?)**

Force = 1.25' x 14' x 40 Lb/Ft<sup>2</sup> = 700#    Inertia 2x8 =47.6

Floor

Joist Stress = Force x length x height / 16 / Inertia

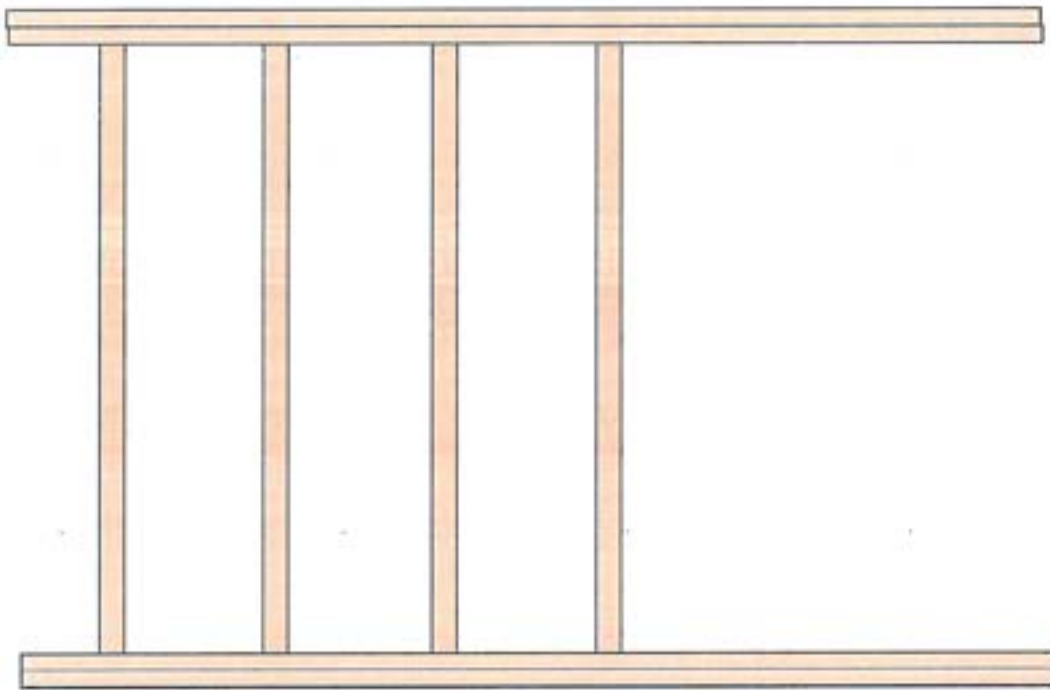
= 1140 Psi (less than wood strength of 1200 Psi, so ok)

H Use  $\frac{3}{4}$ " osb subflooring (glue down and screw)

(Page 4)

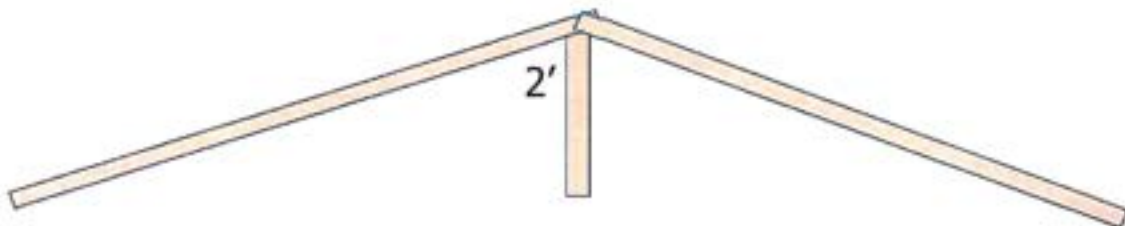
Step 5: Make sure floors at C and D are level and supported Underneath.

Step 6: Build walls above foundation A and B. Walls Should have total R rating of 19. Vapor barrier outside



Step 7: Look at roof. If roof slope is too low, the sun will crack The tar and it will leak.

Step 8: Make a small roof truss every 2 feet. Ceiling R = 38





(Page 5)

Step 9: Put on corrugated metal for a 50 year roof or 1/2" osb  
And standard shingles for a 15-20 year roof.

Step 10: Put drywall on the walls and ceiling. Somewhere in here  
put up lights and plug-ins and switches.

Step 11: Put up 1/2" OSB outside and vinyl siding over it.

Step 12: Paint the Walls and Ceiling.

Step 13: Put down linoleum or simulated wood flooring.

Step 14: Lastly put up an automatic back porch light outside.



Department of the Treasury  
Internal Revenue Service  
Tax Exempt and Government Entities  
P.O. Box 2508  
Cincinnati, OH 45201

MADISON CHRISTIAN HEALTH AND  
DEVELOPMENT SERVICES INC  
2226 S LOGANS POINT DRIVE  
HANOVER, IN 47243

Date: 03/02/2021  
Employer ID number: 85-4046406  
Person to contact: Name: Customer Service  
ID number: 31954  
Telephone: (877) 829-5500  
Accounting period ending: December 31  
Public charity status: 170(b)(1)(A)(vi)  
Form 990 / 990-EZ / 990-N required: Yes  
Effective date of exemption: October 28, 2020  
Contribution deductibility: Yes  
Addendum applies: No  
DLN: 26053744001180

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

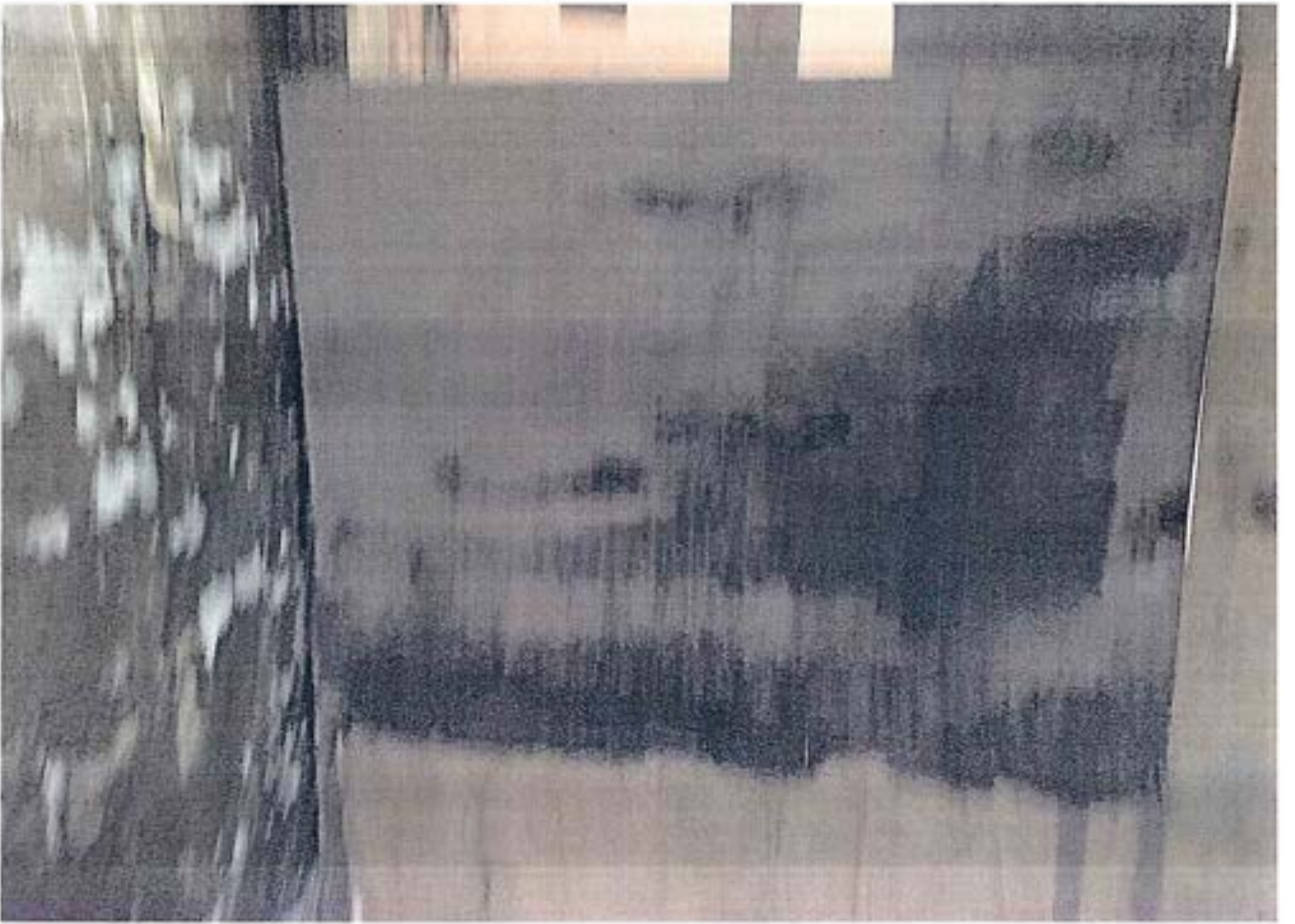
For important information about your responsibilities as a tax-exempt organization, go to [www.irs.gov/charities](http://www.irs.gov/charities). Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

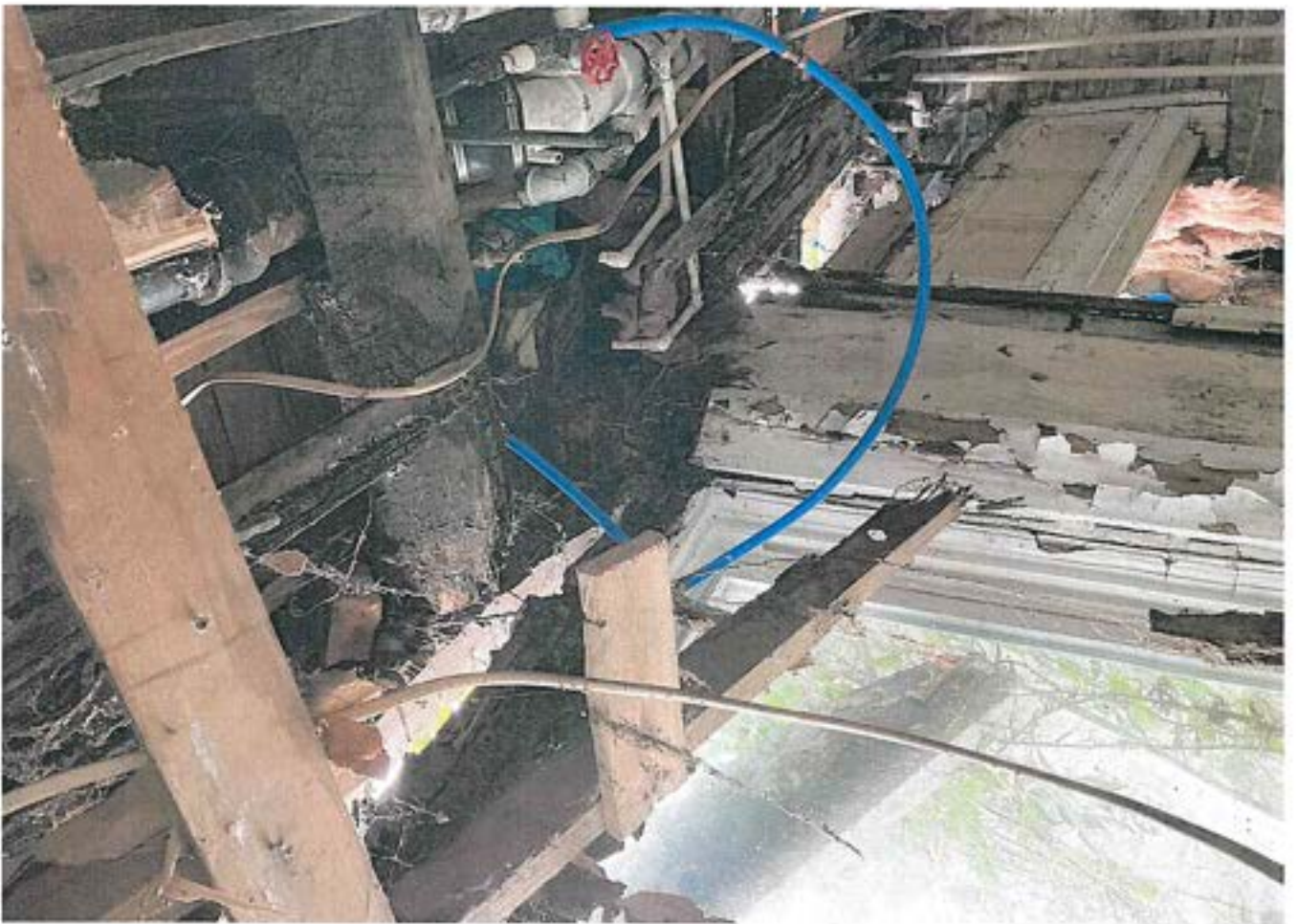
Sincerely,

*Stephen A. Martin*

Stephen A. Martin  
Director, Exempt Organizations  
Rulings and Agreements













## Unsafe Structure Notice of Violation

**Issued to:** Madison Christian Health and Development  
2226 S Logan Point Drive  
Hanover, IN 47243

**Date Issued:** April 5, 2023

**Project Location:** 524 JEFFERSON ST , MADISON IN 47250

**Parcel ID:** 39-13-02-122-013.000-007

**Structure Type:** Primary Residential Structure

The intent of this letter is to state that I, Landon Raiston (City of Madison Building Inspector) completed an inspection on the property at 524 JEFFERSON ST . Said inspection was completed on September 20, 2022, to verify the location, external, and internal condition of the building in disrepair.

Based upon the inspection and the observations made, the following violations were found:

Unsafe Building Chapter 154.03:

- (A) Whenever any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.
- (B) Whenever the stress in any materials, member or portion thereof, due to all dead and live loads, is more than one and one half times the working stress or stresses allowed in the Building Code for new buildings of similar structure, purpose or location.
- (C) Whenever any portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code for new buildings of similar structure, purpose or location.
- (D) Whenever any portion or member or appurtenance thereof likely to fail, or to become detached or dislodged, or to collapse and hereby injure persons or damage property.
- (E) Whenever any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one half of that specified in the Building Code for new buildings of similar structure, purpose or location without exceeding the work stresses permitted in the Building Code for such buildings.
- (F) Whenever any portion thereof has wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.
- (G) Whenever the building or structure, or any portion thereof, because of dilapidation, deterioration, or decay; faulty construction; the removal, movement, or instability of any portion of the ground necessary for the purpose of supporting such building; the deterioration, decay, or inadequacy of its foundation; or any other cause, is likely to partially or completely collapse.
- (H) Whenever, for any reason, the building or structure, or portion thereof, is manifestly unsafe for the purpose for which it is being used.
- (I) Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.

(J) Whenever the building or structure, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 percent damage or deterioration of its nonsupporting members, enclosing or outside walls or coverings.

(K) Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become an attractive nuisance to children; or freely accessible to persons for the purpose of committing unlawful acts.

(L) Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this city, or of any law or ordinance of this state or city relating to the condition, location or structure of buildings.

(M) Whenever any building or structure which, whether or not erected in accordance with all applicable laws and ordinances, has in any nonsupporting part, member or portion less than 50 percent, or in any fire-resisting qualities or characteristics, or weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height and occupancy in the same location.

(N) Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the city to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

(O) Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire resistant construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the city to be a fire hazard.

(P) Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned for a period in excess of six months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.

This letter serves as a notice of violation and order to abate the structure. The City of Madison is ordering the following action:

**Repair or rehabilitation of an unsafe building to bring it into compliance with standards for building condition or maintenance required for human habitation, occupancy, or use**

Our goal is to work with all property owners toward keeping our community safe for all residents. The abatement action must be completed within 60 Days from when the notice of the order was issued. If the abatement action is not taken within the time frame listed above, the City of Madison may take necessary legal steps to bring the property into compliance.

Issued By:

Landon Ralston, Building Inspector

City of Madison, Indiana

812-265-8324

101 W Main Street, Madison IN 47250

madison-in.gov

# POLICY DECLARATIONS

American Modern Property and Casualty Insurance Company

Dwelling Basic

Policy Change



## Premium Summary

Dwelling #1:	\$972.00
524 JEFFERSON ST MADISON IN 47250	
Dwelling #2:	\$613.00
524 JEFFERSON ST MADISON IN 47250	
Policy Coverages	\$0.00
Additional Costs	\$0.00
<b>Total Policy Premium</b>	<b>\$1,685.00</b>

Note: a minimum earned premium of \$100.00 applies to this policy.

## Policy Summary

**Policy Number:**  
100-346-781

**Policy Period:**  
05/29/2023 to 05/29/2024 12:01 A.M. Standard Time

**Named Insured(s):**  
MADISON CHRISTIAN HEALTH AND DEVELOPMENTAL SERVICES INC  
PO BOX 665  
HANOVER IN 47243-0665

## Policy Discounts

Claims Free Discount

**Contracted Agency:**  
ARLINGTON/ROE & CO INC - #556001  
8888 KEYSTONE CROSSING  
STE 900  
INDIANAPOLIS IN 46240

**Your Agent:**  
STAHL INSURANCE GROUP INC - #803893  
PO BOX 327  
SEYMOUR IN 47274

## Additional Named Insureds and Designees

<b>Name:</b> TIRRIE JENKINS	<b>Address:</b> 2226 S LOGANS POINT DR, HANOVER IN 47243-9076
<b>Relationship to Primary Named Insured:</b> Other	<b>Description of Interest:</b> DESIGNEE

## Dwelling #1: 524 JEFFERSON ST, MADISON IN 47250

<b>Occupancy:</b> Vacant	<b>Residence Type:</b> 4 Family Residence	<b>Construction Type:</b> Brick/Masonry	<b>Year Built:</b> 1900	<b>Protection Class Code:</b> 4	<b>Territory:</b> 1
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## Coverage Detail

Coverage	Limit / Description	Premium
Dwelling (Fire & Extended Coverage)		\$655.00
Limit	60,000	
Loss Settlement	Actual Cash Value	
Roof Loss Settlement Option	Actual Cash Value	
All Other Peril Deductible	2,500	
Other Structures	6,000	Included
Loss Settlement	Actual Cash Value	
Roof Loss Settlement Option	Actual Cash Value	
Premises Liability	500,000	\$237.00
Medical Payments	1,000 Per person/25,000 Per occurrence	\$5.00

Recording prepared by:  
CHRIST TEMPLE COMMUNITY CHURCH OF  
MADISON, INC  
420 E 1ST ST  
MADISON, IN 47250

When recorded return to:  
MADISON CHRISTIAN HEALTH AND  
DEVELOPMENTAL SERVICES, INC  
2226 S LOGANS POINT DR  
HANOVER, IN 47243

Mail tax statements to:  
MADISON CHRISTIAN HEALTH AND  
DEVELOPMENTAL SERVICES, INC.  
2226 S LOGANS POINT DR  
HANOVER, INDIANA 47243

For prior Deed see: recorded File No. 2010-03105  
Tax parcel no: 39-13-02-122-014.000-007

State of Indiana

Rev. 13462FE

## WARRANTY DEED

**This General Warranty Deed** is made effective this \_\_\_\_ day of \_\_\_\_\_, 2021 (the "Effective Date") between CHRIST TEMPLE COMMUNITY CHURCH OF MADISON, INC. ("Grantor") of Jefferson County in the state of Indiana, a business whose mailing address is P.O. BOX 37, MADISON, IN 47250, and MADISON CHRISTIAN HEALTH AND DEVELOPMENTAL SERVICES, INC. ("Grantee"), a not-for-profit organization under IRC 501(c)(3) in Jefferson County, in the state of Indiana whose mailing address is 2226 S LOGANS POINT DR, HANOVER, IN 47243.

**WITNESSETH**, that Grantor, for and in consideration of the sum of \$1.00 USD and for other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant, sell, alien, demise, release, convey and confirm unto the Grantee the real property (the "Property") located at 524 Jefferson Street, in Jefferson County, Madison, IN 47250, and more particularly described as follows: A part of Lot No. 4, Old Town, now City of Madison, to-wit: Beginning on the east boundary line of Jefferson Street in the center of the partition wall herein conveyed, which point is 22 feet, more or less, south of the northwest corner of said Lot No. 4, formed by the intersection of the east line of Jefferson Street with the south line of Fourth Street; thence south with the east boundary line of Jefferson Street 21 1/3 feet ore or less to the center of the partition wall between the property herein conveyed and the said property; thence east along and with the middle line of said partition wall and the continuing eastwardly 168 feet to an alley; thence north with the line of said alley 21 1/3 feet, more or less, to the southeast corner of said property; thence west with south boundary line and along and with the center of said partition wall 168 feet to the place of beginning: 011-03781-00 20 BY 168 FT LOT O T 11-127-25 524 JEFFERSON STREET, MADISON, INDIANA 47250 Being and intended to be the same real estate conveyed to Christ Temple Community Church of Madison, Inc. by a Warranty Deed. The purpose of this Deed is to transfer the above-described real estate into the ownership of Madison Christian Health and Developmental Services, Inc.

**TO HAVE AND TO HOLD** unto said Grantee and its successors and assigns, forever. Grantor hereby warrants that the Property is lawfully seized in fee simple; that Grantor has the legal right to convey the Property; and that the Property is free from all encumbrances except as otherwise stated above. Grantor and its heirs, executors, and administrators hereby warrant and bind themselves to forever defend the Property unto the said Grantee and its heirs and assigns, against all adverse claims to the title to the Property or any part thereof. The address of said Property is 420 E. First Street, Madison, Indiana 47243.

Brenette Jenkins, as authorized Board member of Christ Temple Community Church of Madison, Inc, has been duly authorized by resolution to execute this Deed. This conveyance is made expressly subject to the deeds of trust, mortgages, conditions, restrictions, rights of way, easements, and other instruments of record, insofar as they may lawfully affect the Property.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2022

CHRIST TEMPLE  
COMMUNITY CHURCH OF  
MADISON, INC.  
\_\_\_\_\_  
Grantor Name

\_\_\_\_\_  
Representative Signature

BRENETTE JENKINS  
Authorized Member, Board  
of Directors  
\_\_\_\_\_  
Representative Name and  
Title

MADISON CHRISTIAN  
HEALTH AND  
DEVELOPMENTAL  
SERVICES, INC.  
\_\_\_\_\_  
Grantee Name

\_\_\_\_\_  
Representative Signature

TIRRIE ANN JENKINS  
President, Board of  
Directors  
\_\_\_\_\_  
Representative Name and  
Title

**NOTARY ACKNOWLEDGEMENT**

State of Indiana )  
) (Seal)  
County of Jefferson )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by the undersigned, CHRIST TEMPLE COMMUNITY CHURCH OF MADISON, INC., who is personally known to me or satisfactorily proven to me to be the person whose name is subscribed to the within instrument.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

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## GENERAL INSTRUCTIONS

### WHAT IS A WARRANTY DEED?

A Warranty Deed is a legal document that promises the Grantor or Seller has the right to transfer a piece of real property (i.e. land, home, or building) to the Grantee or Buyer. Each state has different types of warranty deeds depending on the type of warranty and title protection being given to the buyer.

A Warranty Deed protects the buyer against any title defects that may have occurred when property changed into the current owner's hands. The primary difference is the amount of protection and the period of time covered.

### COMMON SITUATIONS

Warranty Deeds are most commonly used for real estate sales of either residential or commercial property. Unlike a Quit Claim Deed used between family members who know one another, Warranty Deeds are used when the Buyer does not know the Seller but wants a minimum level of protection or guarantees about the property they are purchasing. The Warranty Deed gives the Buyer some protection against fraud or future problems.

### WHEN IS IT NEEDED?

If you want the following six protections or "covenants", you should execute a General Warranty Deed or Special Warranty Deed.

#### *Present Covenants*

- **Covenant of Seisin:** Seller promises that the deed describes the land being transferred

- **Covenant of the Right to Convey:** Sellers promises that they have the legal authority to transfer the property to the Buyer

- **Covenant against Encumbrances:** Seller promises that there are no hidden or undisclosed mortgages, covenants, or easements that would burden the property or lower its value

#### *Future Covenants*

- **Covenant of Quiet Enjoyment:** Seller promises to defend against any future challenges to the Buyer's title to the property

- **Covenant of Warranty:** Seller promises to defend against any future encroachment challenges to the Buyer's property

- **Covenant of Further Assurances:** Seller promises to fix future problems with the title

### WHAT IS INCLUDED?

- **Grantor:** this is the individual(s) or corporation who currently owns the property

- **Grantee:** this is the individual(s) or corporation who will be the new owner

- **Mailing Addresses:** physical addresses, not P.O. boxes, of both parties

- **Consideration:** this is the amount of money that will be given for the property, if any

- **Legal Description:** usually located on your property deed, the legal description helps everyone identify which piece of property is being transferred

- **Parcel Number:** this number is usually listed on the property's tax statement but if you have trouble locating the parcel number, you can also call or visit the city, county, or court office where the property taxes are paid for more information

- **Witnesses:** some states require that witnesses watch the owner sign the deed

- **Notary:** the personal transferring the property needs to take the deed to a notary public who will verify that the signature on the deed is authentic