

## Goal

# 06 Public Utilities & Facilities

### Public Utilities Facilities Policy/Goal

It is the policy, or goal, of the Town of Haubstadt to provide for adequate personnel and resources necessary to deliver reliable, safe, and cost-effective capital and non-capital public services to Haubstadt residents, businesses and industries.

### Definitions

**Goal** – A goal transforms a vision into a discrete statement of direction.

**Objective** – An objective breaks down a goal into tasks that are measurable and time-oriented.

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### Short-Term Objectives

1. Prepare a Utility Master Plan for the purposes of identifying: capital projects such as the repair and/or replacement of sections of the Town's water distribution and wastewater and stormwater collection systems; operation and maintenance costs; and equipment costs.

Action Step	Responsible Party/Parties	Resource(s)	Completion Date
Research items to include in a Scope of Services, such as mapping of the Town's water, wastewater and storm water systems; a wastewater rehabilitation program for the purpose of reducing inflow and infiltration, a water meter replacement program for the purpose of cutting costs; and a rehabilitation program for the water distribution system.	Town Council, Town Attorney	Human Capital, attorney's fees	Jan 2007
Prepare and distribute an RFP/RFQ requesting professional assistance in the preparation of a Utility Master Plan	Town Council, Town Attorney	Human Capital, attorney's fees	Jan 2007
Interview potential consultants	Town Council	Human Capital	Mar 2007
Select a qualified consultant	Town Council	Human Capital	Mar 2007
Enter into contract with the selected consultant	Town Council	Human Capital, attorney fees, consultants fees	Apr 2007
Begin and actively participate in the planning process	Town Council, Town Departments	Human Capital	As indicated in the contract
Review and provide feedback on the draft plan	Town Council, Town Departments	Human Capital	At the completion of the planning process identified in the contract
Hold a public hearing adopting the Utility Master Plan	Town Council, Town Departments	Human Capital, attorney's fees	At the completion of the planning process identified in the contract
<b>Perform a Rate Study (see Objective #2 below)</b>			
Implementation of the Utility Master Plan	Town Council, Town Departments	Human Capital, labor and materials, consultant fees, contractor fees	Upon completion of the Rate Study
<b>Benchmarks:</b> Distribution of an RFP/RFQ; hiring of a consultant; public hearing to adopt the plan; completion of the rate study.			

## Long-Term Objectives

### 2. Perform a Rate Study

Action Step	Responsible Party/Parties	Resource(s)	Completion Date
Research items to include in a Scope of Services listed in an RFP/RFQ for professional services regarding the development of a Rate Study	Town Council, Town Attorney	Human Capital, attorney's fees	Within one month of the completion of the planning process for the Utility Master Plan
Prepare and distribute an RFP/RFQ requesting professional assistance in the preparation of a Rate Study	Town Council, Town Attorney	Human Capital, attorney's fees	Within one month of the completion of the planning process for the Utility Master Plan
Interview potential consultants	Town Council	Human Capital	Within two months of the completion of the planning process for the Utility Master Plan
Select a qualified consultant	Town Council	Human Capital	Within two months of the completion of the planning process for the Utility Master Plan
Enter into contract with the selected consultant	Town Council	Human Capital, attorney fees, consultant fees	Within three months of the completion of the planning process for the Utility Master Plan
Hold a public hearing adopting the rate study	Town Council, Town Departments	Human Capital, attorney's fees	As identified in the contract
Implementation of the rate study	Town Council, Town Departments	Human Capital, labor	Upon adoption
<b>Benchmarks:</b> Distribution of an RFP/RFQ, hiring of a consultant, public hearing to adopt the rate study.			

### Long-Term Objectives

1. Create a 5-Year Capital Improvements Plan to address streets, and emergency services to be used in conjunction with the Town's Utility Master Plan.

**06 Public Utilities  
& Facilities**



## Overview/Goal

# 07 Economic Development

### Overview

The effects of potential growth must be understood and managed to preserve Haubstadt's cultural integrity. It is important to balance the need for economic development while maintaining Haubstadt's identity as a desirable residential community. The phrase economic development can be used to describe virtually any activity, program, or initiative that leads to, or has the effect of, increasing economic activity in a community. Generally, the impacts of positive economic development activities are increased levels of investment in the community which results in the creation of both public and private wealth.

Economic development initiatives must be balanced with other community development activities and programs to ensure that the net result of all activities is a rise in the community's overall quality-of-life. Job creation for the sake of job creation may be economic development, but unless it is adequately planned for, it may not be healthy for the community. It is possible for the costs associated with the demand for housing, schools, recreational areas, and other community amenities and services to outweigh the initial benefits the community may receive as a result of unplanned economic development.

This section outlines the policy, or the goal, and objectives relative to economic development within the Town of Haubstadt. Like other goals and objectives contained within this plan, it is intended that progress with respect to economic development within the Haubstadt community be evaluated on a regular basis so that revisions can be made as community conditions evolve.

### Economic Development Policy/Goal

It is the policy, or goal, of the Town of Haubstadt to work with companies wishing to locate in the Haubstadt area so they may become partners in the community.

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### Short-Term Objectives

1. Create an Economic Development Plan to address business expansion, and business attraction through marketing.

Action Step	Responsible Party/Parties	Resource(s)	Completion Date
Create an Economic Development Committee	Town Council	Human Capital	Mar 2010
Identify funding sources and create a budget	Economic Development Plan Committee	Human Capital	Mar 2010
Apply for a planning grant	Economic Development Plan Committee, Town Council, Chamber of Commerce	Human Capital, Application Fees	At the earliest availability
Develop and distribute a Request for Proposal for approval by the Town Council and Chamber of Commerce	Economic Development Plan Committee, Town Council, Chamber of Commerce	Human Capital, Postage	Upon receiving the Grant
Select and hire a Consultant, if this is unnecessary, skip the next Action Step	Economic Development Plan Committee	Consultant Fee	Within one (1) month of receiving RFP submittals
Write a contract	Economic Development Plan Committee, Town Council	Human Capital, Attorney Fees	Within one (1) month of selecting a consultant
Actively participate in the planning process	Economic Development Committee, Town Council, Chamber of Commerce	Human Capital	On-going
Adopt the Economic Development Plan upon completion	Town Council	Human Capital, costs for a legal advertisement	As identified in the scope of services/contract
Implement the Economic Development plan	Economic Development Committee	Human Capital additional resources as outlined in the Economic Development Plan	On-going

**Benchmarks:** grant approval; hiring of a consultant; adoption of the plan; and the completion of individual items identified in the Economic Development Plan.

## Long-Term Objectives

# 07 Economic Development

2. Create a website geared towards the economic development of the Town of Haubstadt. *Note: This should be coordinated through the Town's website, using the Town's webmaster.*

Action Step	Responsible Party/Parties	Resource(s)	Completion Date
Appoint a member of the Economic Development Plan Committee as the web-site development chair	Economic Development Plan Committee	Human Capital	Mar 2010
Determine the content of the website	Economic Development Plan Committee	Human Capital	Mar 2010
Identify funding sources and create a budget, including any hardware/software and Webmaster purchases or fees	Economic Development Plan Committee	Human Capital	Mar 2010
Appoint/hire a webmaster	Economic Development Plan Committee, Website Development Chair	Human Capital, Webmaster fees	Apr 2010
Create a work schedule for timely updates to the Economic Development Website	Website Development Chair, Webmaster	Human Capital	Apr 2010
Present the work schedule to the Economic Development Committee for approval	Website Development Chair, Webmaster	Human Capital	May 2010
Meet monthly with the Webmaster to ensure that	Website Development Chair	Human Capital	On-going
Create and publish the website	Webmaster	Costs/fees	Jul 2010
Update the website as outlined in the approved work schedule	Webmaster	Human Capital	On-going
<b>Benchmarks:</b> appointment/hiring of a webmaster; acceptance of a work schedule; and the publication of the website.			

### Long-Term Economic Development Objectives

1. Develop marketing materials to be made available online and in hard copy.

# 07 Economic Development



### Overview

Vibrant downtowns are economically sound, well designed and marketable. Downtown development means bringing back businesses and other activities that attract larger numbers of people, not just once in a while but all the time. This brings back workers, customers, sales, property values, and tax receipts. By drawing dollars back into the downtown, business and property owners are then able to put time and money into how a downtown looks and feels. The downtown then becomes marketable. The central question to any downtown development should be, who could make money downtown and how do we convince them to try?

Haubstadt's downtown currently offers businesses such as restaurants, automotive sales and services, professional photography, insurance, and dog grooming. Town Hall, police and fire are also located in the central business district. While the Town would like to see the majority of their retail and commercial development occur along the U.S. 41 Corridor to the east, residents would like to see more locally owned, "Mom and Pop" type operations within their downtown. In addition, they would like more employment opportunities in town.

The downtown is physically divided by the CSX railway. There are a number of issues that the Town must deal with in terms of the location of the railroad right-of-way. The tracks run through the heart of the downtown and essentially divide Main Street in half. Train derailments have been responsible for the loss of numerous buildings, and in turn, businesses within Haubstadt's Central Business District. Fortunately for the Town, there are no vacant or abandoned properties in the Central Business District.

### Downtown Development Policy/Goal

It is the policy, or goal, of the Town of Haubstadt to encourage new development that is aesthetically pleasing and complimentary to Haubstadt's small town character.

### Trends Affecting Downtown Development

According to the National Main Street Center, communities should be aware of five economic trends on the downtown development landscape.

#### Growth of development interest in downtowns and cities

National chains, having saturated suburban markets, are developing new smaller formats appropriate to downtowns and neighborhood business districts. Look for these new formats in the stronger downtown markets across the state as development interests search for market potential.

#### Decline of enclosed mall and rise of the town center

As their anchors leave, enclosed malls are fighting to reposition themselves and avoid closure by introducing non-retail uses. In some cases these tactics may be unsuccessful since over 300 smaller mall developments close per year in the face of super-regional mall and town center development.

#### Downtown catalyst development trend

The trend toward finding the next big downtown project that will serve as a catalyst to redevelopment efforts can be seen right now in larger cities. Downtown catalyst projects should be partnered with a mix of strategies and actions and should not be seen as a silver bullet that will save the downtown.

#### Housing growth

Market interest in downtown housing is increasing, even in smaller towns and areas without a historic downtown residential component. At least two demographic groups are fueling this trend: retirees giving up their suburban lifestyle and younger professionals who have not started families.

#### Smart growth initiatives

Many downtown communities across the country are putting development tools in place to combat sprawling suburban development. These tools benefit downtowns by controlling where and how land is used. Some examples of tools being used include: planning and zoning regulations favoring downtown and infill development, transportation policies that encourage slower traffic movements in downtown districts, caps on retail store sizes in downtown areas to curb large retail superstore development, temporary development restrictions on suburban growth, rehabilitation-friendly building codes, and policies from state agencies which encourage state offices to locate in downtowns.

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### Short-Term Objectives

1. Create design guidelines for development in Downtown Haubstadt consistent with the community's small town character, coordinating the design guidelines with the standards adopted with the zoning and subdivision control ordinances.

Action Step	Responsible Party/Parties	Resource(s)	Completion Date
Form a Steering Committee	Haubstadt Comprehensive Plan Steering Committee members	Human Capital, Citizens of Haubstadt	Mar 2007
Research and draft the appropriate design guidelines, such as period street lighting	Steering Committee	Human Capital, Architects, local history group, historical society, consultants, university study groups	Mar 2008
Create an overlay district (zoning) for the downtown area applying the new design guidelines as criteria for properties within the district	Town Council	Consultants, Attorney	Mar 2009
Adoption of the overlay district ordinance	Town Council	Human Capital	May 2010
<b>Benchmarks:</b> Adoption of design guidelines.			

### Long-Term Objectives

1. Start a Farmer's Market within Downtown Haubstadt.
2. Plant a vegetative buffer along the railroad tracks.

### Overview

Physically, socially, and economically, housing is one of the most important elements of our communities. At its most fundamental level, housing is shelter. Beyond this most basic definition, one's housing has a profound impact on one's quality-of-life. The physical form, condition and location of a community's housing stock affects, and largely define a community's overall living standard. As one of the predominant users of land, housing also has a significant impact on local government.

A strong case can be made that a community's existing housing stock, by default, must meet the bulk of its future housing needs. New construction is not reflective of the housing needs of the majority of new and future households. Minimum requirements for construction in the newer subdivisions around the Town have set the sale price at or around \$250,000. This does not meet the needs of young couples/families looking to live in Haubstadt who typically look for homes with 1,300 – 1,600 square feet and priced at \$120,000 to \$160,000.

### Housing Policy/Goal

It is the policy, or goal, of the Town of Haubstadt to encourage the development of a diversity of quality housing options for persons and families of all incomes, and ages, within the community, seeking out opportunities to improve housing and neighborhood quality by providing housing in a variety of types, styles, and densities in the community as a whole and by matching housing densities with infrastructure availability.

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### Short-Term Objectives

1. Maximize the opportunity to provide adequate housing for all levels of income within the community

Action Step	Responsible Party/Parties	Resource(s)	Completion Date
Establish zoning districts that provide for a variety of single and two-family housing districts with a range of densities, setbacks and sizes	BZA, Town Council, Plan Commission, Town Attorney, consultant	Human Capital, attorney fees, consultants fees	Apr 2007
Establish zoning districts that facilitate the development of condominiums and small scale apartment homes.	BZA, Town Council, Plan Commission, Town Attorney, consultant	Human Capital, attorney fees, consultants fees	April 2007
Establish appropriate zoning districts and regulations that provide for the placement of manufactured housing in a manner that is compatible with surrounding land uses and neighborhoods and that which is consistent with Indiana Statute prohibitions on discrimination of this housing type.	BZA, Town Council, Plan Commission, Town Attorney, consultant	Human Capital, attorney fees, consultants fees	Apr 2007
<b>Benchmarks:</b> Establishment of zoning; identification of districts			

### Long-Term Housing Objectives

1. Encourage the construction of starter homes to better serve young couples/families who would like to settle down in the Haubstadt community.
2. Promote equal housing opportunities for all persons and assure effective application of Fair Housing Law.
3. Provide housing for population groups who require special assistance.

## Overview/ Goal & Short-Term Objectives

# 10 Public Safety

### Overview

Public safety is the protection of citizens and communities through activities that promote and support prevention, preparedness, response, recovery, education, and enforcement. These objectives are achieved through a focus on saving lives, providing efficient and effective services, maintaining public trust, and developing strong partnerships in and around the community.

### Public Safety Policy/Goal

It is the policy, or goal, of the Town of Haubstadt to protect and improve the health, safety and general welfare of the Haubstadt community.

### Short-Term Objectives

1. Establish a fire territory.

Action Step	Responsible Party/Parties	Resource(s)	Completion Date
Identify participating units	Town of Haubstadt, Johnson Township	Human Capital	Nov 2005
Hold a public hearing adopting the Fire Territory	Town of Haubstadt, Johnson Township	Human Capital, publication of press release	Jan 2006
Sign the Fire Protection Territory Agreement	Town of Haubstadt, Johnson Township	Human Capital, Fire Protection Territory Agreement	Feb 2006
Create the Fire Protection Territory Advisory Board	Town of Haubstadt, Johnson Township and Fire Department	Fire Protection Territory Agreement	Apr 2006
Implement the Haubstadt Johnson Township Fire Protection Territory	Fire Protection Territory Advisory Board	Fire Protection Territory Agreement	Jan 2007

**Benchmarks:** Public hearing to adopt a fire territory; creation of the Fire Protection Territory Advisory Board; Implementation of the Haubstadt Johnson Township Fire Protection Territory.

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2. Establish an official community watch program.

Action Step	Responsible Party/Parties	Resource(s)	Completion Date
Request educational information on the overall structure and responsibilities of a neighborhood watch program	Police Department	Human Capital, usaonwatch.org, Printing/copying costs to share information	Aug 2005
Coordinate with Town Hall and/or the Haubstadt Police department informing them of the intentions of the program	Police Department	Human Capital	Aug 2005
Publish an article in the town newsletter and/or the Star Times asking for volunteers to serve on a Neighborhood Watch Committee	Police Department	Human Capital	Dec 2005
Establish a committee for the purpose of organizing the Haubstadt Neighborhood Watch Program	Police Department	Human Capital	Dec 2005
Establish watch zones with geographic boundaries and appoint a "captain" for each zone.	Committee	Human Capital, creation and publication of a map.	Jan 2006
Establish a recruiting and training program for watch zone captains.	Committee	Human Capital	Jan 2006
Create a rotation schedule for watch zone captains.	Committee	Human Capital	Jan 2006
Install signage identifying each watch zone	Committee, Captains	Human Capital, purchase and installation of signs	Mar 2006
Promote the Haubstadt Neighborhood Watch Program by hosting an annual event such as <i>National Night Out</i> .	Committee, Captains	Human Capital, publishing and/or advertising costs, printing and copying costs for informational handouts.	On-going
<b>Benchmarks:</b> Publication of an article recruiting volunteers for the Haubstadt Neighborhood Watch Committee; establishment of neighborhood watch zones; installation of signage; promotional events.			