

# MUNICIPAL

# POWER NEWS

Town of Flora



**IMPA**  
INDIANA MUNICIPAL POWER AGENCY

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The historic Flora Train Depot is in the process of a complete revitalization effort, aimed at restoring the depot back to its former glory.

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## Full Speed Ahead on Flora Depot Restoration Project

One of Flora's most historic structures, the Flora Train Depot, is in the process of a complete revitalization effort, aimed at restoring the depot back to its former glory. Built in 1908, the depot served the town for 50 years, and, at its peak, saw eight passenger trains pass through its station each day. After suffering significant damage from a fire and standing vacant for many years, Flora Main Street, an organization designed to provide economic revitalization and restoration of downtown Flora, took a vested interest in the future of the Flora Depot.

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# The Value of Electricity

If a group of people were asked to think of a few items that they cannot live without, a variety of answers may come up: food, water and basic shelter are usually some of the first objects that people may think of. Others may say their smart phones or their tablets. Still others might say their microwaves, televisions or vehicles. While these items run the gamut in terms of necessities and luxuries, they all have one component in common: the utilization of electricity. Without electricity, there would be no refrigerators to store food, or heaters and air conditioners to regulate the temperatures inside homes. Without electricity, there would be no way to power or charge electronics and other appliances. An extended power outage would also make it difficult to fill a car with gasoline and provide clean, filtered water. Virtually all of the necessities and luxuries in life are powered by electricity.

## Cost Calculation of Electricity

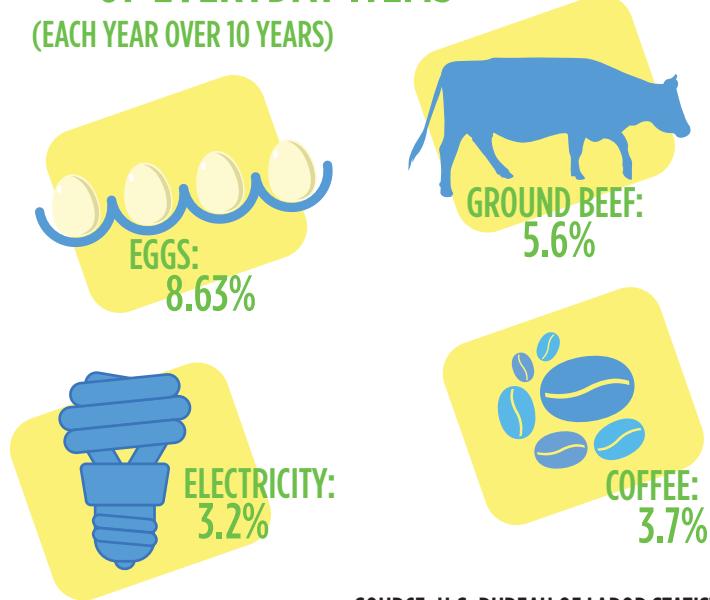
So, since electricity plays such a vital role in nearly all aspects of life, the cost of electricity must be high to keep up with its demand, right? Actually, no. The cost of electricity is one of the greatest values in today's world. According to the U.S. Energy Information Administration, a government agency that collects, analyzes, and disseminates information pertaining to energy, the average monthly residential electric bill in Indiana is \$115.56. When that total is divided by the 31 days that make up an

average month, the average cost of electricity per day in Indiana is only \$3.73. That means that you are able to do laundry, prepare meals, watch television, charge smart phones, tablets and laptops, and complete a variety of other tasks at any time of the day or night, all for less than \$5 a day. In today's world, it's difficult to find anything of worth for under \$5, making the value of electricity even more surprising.

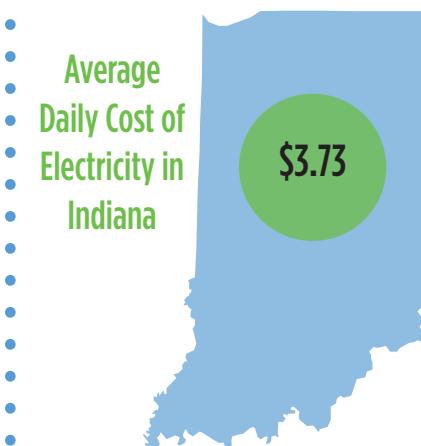
Not only is electricity a great value, but its average annual price increase is also low when compared to other daily staples. According to data from the U.S. Bureau of Labor Statistics, the cost of electricity has increased an average of 3.2% each year, over the last ten years. In comparison, the cost of coffee has increased 3.7%, ground beef has increased 5.6% and eggs have increased by 8.63%.

## AVERAGE PERCENT PRICE INCREASE OF EVERYDAY ITEMS

(EACH YEAR OVER 10 YEARS)



SOURCE: U.S. BUREAU OF LABOR STATISTICS

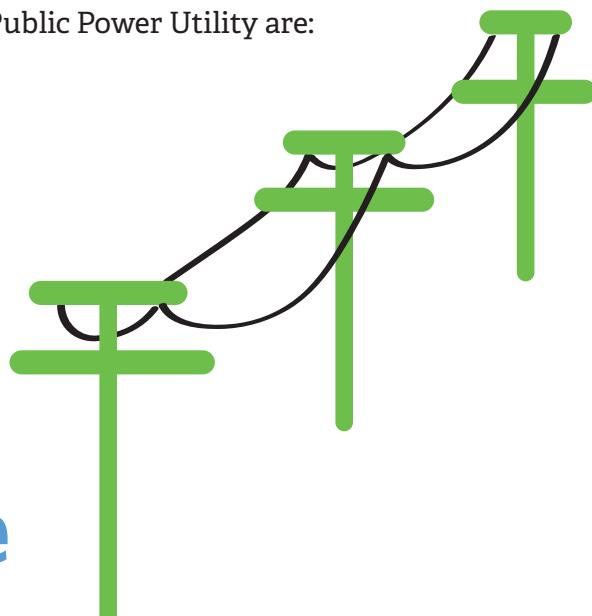


Electricity's average annual price increase is even more impressive when the amount of new technology and the energy it takes to power those devices is taken into consideration. While the advent and invention of new technology has been rapid over the past decade, the cost of electricity has not jumped significantly. Additionally, electricity is available 24 hours a day, 7 days a week, allowing light switches to be turned on at any hour, and heaters and air conditioners to run through the night. The value of having access to electricity at any time of the day or night for only a few dollars a day makes it one of the most economically advantageous products available.

## The Value of an IMPA Community

Electricity is an excellent value all around, but because your community owns its own Municipal Electric Utility, electric rates in your community are even lower than in other towns and cities in Indiana. A Municipal Electric Utility, also sometimes called a Public Power Utility, means that a utility is owned and operated by the town or city in which it is located. Your hometown electric utility purchases low-cost and reliable electricity from the Indiana Municipal Power Agency (IMPA), and then uses its own equipment and infrastructure to deliver power to residents and businesses in the community. Some of the greatest benefits of a Public Power Utility are:

- 1. Low-cost power**
- 2. Reliability**
- 3. Local, hometown service**



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# Flora Train Depot

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After developing a plan to dismantle and store the Depot in a town maintenance building, Flora Main Street formed the Flora Depot Committee and began applying for grants to help develop a restoration plan. Dann Keiser, an architect with Cornerstone Design in Otterbein, Indiana, agreed to assist with the restoration plan even before funding came through, and developed a de-construction plan that would salvage all usable materials from the depot and then allow for proper reconstruction.

Then, in 2014, Flora Main Street and the Depot Committee received an Endangered Places Grant from Indiana Landmarks, as well as a grant from the Carroll County Community Foundation to develop a five phased restoration plan for the depot. These five phases outline all of the work that needs to be done on the depot in order to restore it back to its original state.

In November 2015, Flora Main Street received notification that the organization had been awarded a North Central Health Services Capital Grant for the amount of \$150,625.92. This generous grant covers all expenses for the first phase of the project, which consists of a complete exterior renovation. A groundbreaking ceremony for the project took place in December and was attended by 35 individuals.

"Restoring the depot is a huge priority for Flora Main Street because it is important to our town as well as the county's railroad history," said Melissa Bishop, a member of the Flora Main Street group and Chairwoman of the Flora Depot Committee. "It ties into county tourism in a big way, as well as the tourism plan for the Greater Lafayette area. The Flora Train Depot is our town's attraction and what will really bring visitors to our community. We see this as the key to revitalizing Flora."

Currently in the process of completing Phase I, the exterior updates include building site preparation work, a new concrete foundation, reconstruction on original walls and the roof, restoration of exterior paint and windows and the installation of new exterior doors. Phase II consists of site development, a parking lot, site lighting and signage. Phase III focuses on electrical service and wiring as well as interior

**“The Flora Train Depot is our town’s attraction and what will really bring visitors to our community. We see this as the key to revitalizing Flora.”**

**-Melissa Bishop, Chairwoman of the Flora Depot Committee**

restoration and construction. Phase IV will see the installation of interior signage, lighting, restrooms and an HVAC system, and finally, Phase V will complete outdoor landscaping.

While the committee has received complete funding for Phase I due to the generous grant from North Central Health Services, funding for Phase II and beyond is still needed. "I am hopeful that this entire project can be completed in two years, but that really depends on how quickly we get funding," commented Bishop. "We are depending on the generosity of others, and we hope that they will see the value in restoring this community gem."

Tax deductible donations to the project can be made on the Flora Train Depot's website, [www.floraindianadepot.org](http://www.floraindianadepot.org), or can be mailed to Flora Main Street, P.O. Box 195 Flora, IN 46929. "Any donation to this project will help save this important historic structure, and will position Flora and Carroll County to become a unique part of railroad tourism, history, and culture," said Bishop.

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# The Five Phase Restoration Plan

**Phase 1:** Exterior updates, including preparation work, a concrete foundation, reconstruction of original walls and roof, restoration of exterior paint and windows, installation of new exterior doors

**Phase 2:** Site development, a parking lot, site lighting and signage

**Phase 3:** Electrical Service and wiring, interior restoration and construction

**Phase 4:** Installation of interior signage, lighting, restrooms, HVAC system

**Phase 5:** Outdoor landscaping •

## Tidbits & Trivia

**Question:** Which of the following is a benefit of being an IMPA community?

- a) Local, hometown service
- b) Low-cost service
- c) Reliability
- d) All of the above

Send your answer to the question to IMPA, and we will randomly select winners from all of the correct entries to receive an energy efficiency prize pack. Please send your name, e-mail address and address with your answer to:

[newsletter@impa.com](mailto:newsletter@impa.com)

OR

MPN Energy Efficiency Quiz  
11610 North College Avenue  
Carmel, IN 46032

The Indiana Municipal Power Agency (IMPA) is a not-for-profit organization that provides a low cost, reliable and environmentally-responsible power supply to its members.

IMPA member utilities purchase their power from IMPA and deliver that power to the residents and companies within the community.

## Joint Action Agency

*noun.*

A not-for-profit organization of municipal utilities that band together to jointly own and operate generation and transmission facilities to gain economies of scale.

Example: *IMPA is a Joint Action Agency.*

# The Value of Electricity

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Municipally owned utilities are often able to provide lower-cost power to their customers than investor-owned utilities because they do not exist to make a profit for shareholders. All money earned by a municipally owned utility is used to cover costs and is invested to improve the electric system for everyone. For example, the average monthly bill for a community that is a Member of IMPA is \$111.62, while the monthly bill for a customer from an investor-owned utility is \$119.42, showing that those who live and work in an IMPA community receive an even greater value in terms of electricity.

Additionally, a municipally owned utility often provides more reliable power because it is owned by the community that it serves. Whenever there is a problem or a power outage, it is addressed immediately by the employees at the utility. Those employees have a sense of pride and a sense of ownership in the utility because they, too, live in the community that they serve.

Finally, a municipally owned utility prides itself on local, hometown service. Public power employees are your friends and neighbors, and they have the same pride in your community that you do. That pride shows in their work on the utility distribution system – every pole, meter and wire is maintained to the highest standards by someone in the community. If there is a problem with your service and you contact the utility office, you talk with an actual person that works in a local office just a few miles down the road.

## The Great Value of Electricity

Electricity is a necessity that is available and ready to be used at any time. For under \$5 a day (and even less if living in a Public Power community!), you have the capability to fully power your homes and businesses. So, next time you flip on a light switch, run a load of laundry, or make a cup of coffee, remember that electricity is not only a necessity in daily life, but that it also offers one of the greatest values of any product or service in today's world.●

## Cost of Average Monthly Retail Electric Bill

IMPA Member **\$111.62**

Investor-Owned Utility **\$119.42**

## New Look for the Municipal Power News

Readers of the Municipal Power News may notice something different about the publication: it's now in full color! This change is in response to a growing need for visual imagery, making the newsletter more visually pleasing for its readers.

The Municipal Power News is a periodic publication by the Indiana Municipal Power Agency, your community's wholesale power provider. This newsletter aims to inform readers about local community news as well as relevant and helpful information about power and the electric industry. IMPA welcomes comments, questions and suggestions about the newsletter's new look – please send all comments to [newsletter@impa.com](mailto:newsletter@impa.com) or 11610 N. College Ave.; Carmel, IN 46032.

The newsletters are also available online! To receive your newsletter electronically, visit [www.impa.com](http://www.impa.com), click on News & Publications, and then Municipal Power News. You can then enter your name, e-mail address and community. ●

# Cooking Corner

For a chance to be featured in the newsletter and win a prize, send your recipe to:

MPN Recipes  
11610 N. College Ave.  
Carmel, IN 46032  
or  
[newsletter@impa.com](mailto:newsletter@impa.com)

## Pecan Pie

Recipe submitted by Gail Norton of Washington, Indiana.

-3 eggs, beaten	-2 tbsp. vanilla
-1 cup dark Karo syrup	- 1/2 cup packed brown sugar
-2 tbsp. vanilla	-1/2 stick (1/4 cup) butter- melted
-1/8 tsp. salt	-1 1/2 pecan halves
-9-inch pie shell	

Stir eggs, Karo syrup, brown sugar, butter, vanilla and salt until blended. Add pecans to the mixture and coat well. Pour mixture over a 9-inch pie shell. Bake in center of oven 15 minutes at 425 degrees. Turn oven down to 350 degrees and bake another 40 minutes or until center is done.

## Smoked Sausage Soup

Recipe submitted by Jean Marion of Rensselaer, Indiana.

-1/2 pound smoked peeled sausage	-6 medium potatoes, and diced
-2 cups frozen corn	-1 can chicken broth
-1 rib of celery	-1/4 cup sliced carrots
-1/2 tsp. garlic powder	-1/2 tsp. onion powder
-1 1/2 cups milk	-2/3 cup shredded
cheese	
-salt and pepper to taste	

Dice and brown the 1/2 pound of smoked sausage until done. Set the sausage aside and add the remaining ingredients into a large stockpot. Bring to a boil and then reduce to a simmer. Add the sausage, and simmer for 15 minutes.

Advance	Columbia City	Greendale	Middletown	South Whitley
Anderson	Covington	Greenfield	Montezuma	Spiceland
Argos	Crawfordsville	Huntingburg	New Ross	Straughn
Bainbridge	Darlington	Jamestown	Paoli	Tell City
Bargersville	Dublin	Jasper	Pendleton	Thorntown
Blanchester, OH	Dunreith	Kingsford Heights	Peru	Tipton
Bremen	Edinburgh	Knightstown	Pittsboro	Veedersburg
Brooklyn	Etna Green	Ladoga	Rensselaer	Walkerton
Brookston	Flora	Lawrenceburg	Richmond	Washington
Centerville	Frankfort	Lebanon	Rising Sun	Waynetown
Chalmers	Frankton	Lewisville	Rockville	Williamsport
Coatesville	Gas City	Linton	Scottsburg	Winamac



The Municipal Power News is published by the Indiana Municipal Power Agency and the Town of Flora.

IMPA Commissioner: Ron Fritz

## Town of Flora Implements Updated Billing Software

**A**fter years of using the same antiquated software, the Town of Flora has upgraded its billing software to reflect changes in technology and customer preferences. The billing software, called Mega Systems, had not been updated since 2004, which caused the software to not work efficiently with newer computer models and also lacked certain other convenient features.

This billing software is used on a daily basis for a wide variety of tasks, including production of monthly utility bills, tracking accounts payable and receivables, and writing checks. Now that the software is updated, the town will see a greater efficiency when completing these necessary duties.

"This software is a huge benefit for both my staff and I," said Joretta Tinsman, Flora's Clerk-Treasurer. "Now that we've updated the billing software, it runs a lot faster and is much more intuitive. We will be able to reprint a customer's bills if they need a second copy, and can find information a lot faster. Before this upgrade, we could never print individual bills. It was a hassle for our staff and for our customers, so this will allow us to provide a higher level of customer service."

Before updating, the old software utilized a dot matrix printer, which was old and antiquated. Its replacement parts, paper and ink were quite expensive and hard to find due to its age. Now, with the update, the Town will be able to utilize its up-to-date printers, which will save the community money. In addition, this new software will allow the town to have more accurate information regarding expenses. ●