

MINUTES OF THE JANUARY 8, 2015 MEETING OF THE REDEVELOPMENT COMMISSION FOR THE TOWN OF CLARKSVILLE

A meeting of the Redevelopment Commission was called to order on January 8, 2015, at 7:00 P.M. in the executive conference room of the Clarksville Municipal Center Administration Building by Bob Popp

Commission Members Present: Bob Popp, Don Tetley Bob Polston, Paul Fetter, Doug Fisher and Bill Wilson. **Commission Members Absent:** None

Also Present: Redevelopment Director Nick Lawrence, Director of Engineering and Stormwater Tom Clevidence, Parks Superintendent Brian Kaluzny, Project Coordinator Brittany Montgomery, Planning Consultant Sharon Wilson, Jorge Lanz of Jacobi, Toombs and Lanz, and Administrative Assistant Anita Neeld.

Nomination for President of Redevelopment Commission... Donald Tetley nominated Bob Popp for the position of President of the Redevelopment Commission, Bob Polston seconded the nomination, no other nominations were announced and the nomination was passed with 4 ayes with Bob Popp abstaining.

Nomination for Vice-President of Redevelopment Commission... Bob Polston nominated Paul Fetter for the position of Vice-President of the Redevelopment Commission, Don Tetley seconded the nomination, no other nominations were announced and the nomination was passed with 4 ayes with Paul Fetter abstaining.

Nomination for Secretary of Redevelopment Commission... Bob Polston nominated Donald Tetley for the position of Secretary of the Redevelopment Commission, Paul Fetter seconded the nomination, no other nominations were announced and the nomination was passed with 4 ayes with Donald Tetley abstaining.

Approval of Minutes... A motion to approve the minutes of the meeting held on December 4, 2014 was made by Commissioner Fetter, seconded by Commissioner Polston and passed with 4 ayes with Donald Tetley abstaining.

Project Updates – Jorge Lanz of Jacobi, Toombs and Lanz, Inc.

A. Levee Culvert at Flood Control Pump Station No. 2... Quotes for the Flap Gate Winch Catwalks were due in today and no quotes were received. Project Coordinator Brittany Montgomery reported she had made contact with the companies that received a request to quote. Some had not seen it, while others did not have the interest or capacity. One company, Louisville-based Hobbs and Sons, expressed interest. Discussion was held and a recommendation was made to go out for quotes again and bring back for discussion at the February 5th Commission meeting.

B. Town Center Campus Site Improvements... Lighting issues are being addressed at the Police Department and this project will be complete.

C. Little League Park Schematic Design... An agreement for phase 2 design development and construction documents was presented in the amount not to exceed \$149,000.00. This contract has been reviewed by Redevelopment Director Lawrence and Parks Superintendent Kaluzny along with Town Attorney Sturgeon and was recommended for approval. A motion was made by Commissioner Polston to accept the agreement from Jacobi, Toombs, and Lanz in the amount not to exceed \$149,000.00. The motion was seconded by Commissioner Tetley and carried by unanimous vote.

D. Veterans Parkway/Byron Drive/Lombardy Drive Area Improvements... Currently working with Redevelopment Director Lawrence in developing the scope of this project. A service agreement will be submitted for the CRC meeting in February.

Request for Contract with R. W. Moore for the Court Avenue Project... Redevelopment Director Nick Lawrence presented a contract from Richard Moore of R. W. Moore Engineering for engineering services related to the Court Avenue project in the amount of \$153,000.00. Director Lawrence explained that he received this contract shortly before the meeting and that he still needed to review with Attorney Sturgeon, but would like to have the contract accepted upon his review. A motion was made by Commissioner Fisher to accept the contract from R. W. Moore upon review from Director Lawrence. Commissioner Fetter seconded the motion and was carried by unanimous vote.

Legal... Town Attorney Chris Sturgeon presented a draft of the Redevelopment Commission original plan for review. This item should be brought back to the Commission for approval at the next scheduled meeting.

Redevelopment Director Nick Lawrence provided a written outline of activities...

1) Town Park at Little League Project

- Worked with REA and JTL on additional components to be considered for the project for the next phases. Outlined items to be included in and considered for final design services contract (sustainable materials and components, stage area, lighting/security/sound, bathroom facilities, and splash pad) and further defined anticipated timelines.

2) Court Avenue Extension Project

- Survey work is complete and being analyzed by the engineer. Geotechnical work is underway. Title report is complete and supporting documents have been received and are under review.
- On behalf of the Town, Richard Moore held discussions with INDOT over the use of standard wire span signal lights and poles at the intersection of Missouri and

Court Avenue. INDOT has stated ROW and utility restrictions prevented the use of more decorative poles like the ones further down on Court Avenue. INDOT has committed to getting a quote for electrostatically painting the standard poles black to act as a closer match.

- Additionally, following Richard Moore's request on behalf of the Town to INDOT to include the more decorative signals and poles at the intersection of Missouri and South Clark/6th Street, INDOT stated the intersection would now be controlled by a four way stop with stop signs, not the signalized intersection previously shown. In light of the planned development in this area, as well as the attention it will attract in the Regional Cities Initiative, I have discussed both issues with Senator Grooms and requested his assistance with countering these short-sighted issues.

3) **South Clarksville Redevelopment Plan**

- Five team submissions were received on December 8th at the submittal deadline and distributed to a stakeholder driven judging committee made up of Cory Hoehn (Cornerstone Group), Sharon Handy (resident and property owner in study area, member of Plan Commission and BZA, Friend of the Greenway), Jim Epperson (Executive Director of Clark-Floyd Tourism Bureau, Non-Voting Greenway Commission member), Sharon Wilson, and Nick Lawrence.
- Submissions were judged and the top two, Indianapolis-based MKSK and Jeffersonville-based Kovert Hawkins, are scheduled for interviews with the judging committee on January 12 with the final selection to be made thereafter.

4) **Regional Cities Initiative**

- Attended two steering committee meetings with Bob Polston. The first was led by Victor Smith, Indiana Secretary of Commerce, and the second was led by Eric Doden, president of the Indiana Economic Development Corporation. Both were strategy meetings advising the steering committee on how to best position itself for the Regional Cities Initiative's opening application round. Meeting digests are included in your packets.

5) **Misc. Activities**

- An RFP for the riverfront security cameras went out in October with one respondent, Jeffersonville-based Security Pros, submitting a proposal. The proposal was judged and met the mandatory requirements and the contract will go before the Clarksville Town Council for approval. This is a project utilizing a Port Authority grant through the Department of Homeland Security with a 75/25

match. At the September 2014 RDC meeting the Commission approved the 25% match with TIF funds.

- Government Resources Coordinator Scott Johnson resigned from the position. His last day was January 2nd, 2015 and he accepted a position with the YMCA of Southwest Indiana directing their Camp Carson facility.
- In light of potential upcoming projects I reached out to Ken Pierce with Asbestech to discuss environmental issues the RDC could run into. I have requested Ken prepare an hourly services proposal for the consideration of the RDC.
- Sharon Wilson and I met with Mike Seaton and associates to discuss a potential senior living project at his property in Clarksville’s north end
- Met with Jill Saegesser with River Hills to briefly discuss local homelessness initiatives as well as potential grant opportunities through OCRA
- Attended multiple meetings to discuss development of property along Veterans Parkway, Eastern Boulevard, Broadway and Clarks Landing
- Chris Sturgeon and I met with representatives from Ice Miller and Umbaugh to discuss projects and an upcoming bond issuance that could likely include multiple capital projects

Approval of Claims... Upon the recommendation from Redevelopment Director Nick Lawrence to approve the register of claims, Commissioner Fetter made a motion to approve the register in the amount of \$926,583.95, seconded by Commissioner Tetley and carried by unanimous vote.

Adjournment... There being no further business to come before the Commission at this time, on a motion made by Commissioner Fetter, seconded by Commissioner Tetley and carried by unanimous vote, the January 8, 2015 meeting of the Clarksville Redevelopment Commission was adjourned at 7:40 P..M.

Minutes Approved by the Clarksville Redevelopment Commission February 5th, 2015.




Bob Popp



Don Tetley



Paul Fetter



Bob Polston



Doug Fisher