

MINUTES OF THE MAY 7, 2015 MEETING OF THE REDEVELOPMENT COMMISSION FOR THE TOWN OF CLARKSVILLE

A meeting of the Redevelopment Commission was called to order on May 7, 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, Paul Fetter, Don Tetley, Bob Polston, Doug Fisher and Bill Wilson. **Commission Members Absent:** None.

Also Present: Redevelopment Director Nick Lawrence, Project Coordinator Brittany Montgomery, Stormwater Director Tom Clevidence, Planning Director Sharon Wilson, Parks Superintendent Brian Kaluzny, Town Attorney Chris Sturgeon, Jorge Lanz of Jacobi, Toombs and Lanz, Richard Moore of R. W. Moore Engineering, and Administrative Assistant Anita Needl.

Approval of Minutes: Commissioner Polston made a motion to approve the minutes of a Special Meeting held on March 19, 2015, seconded by Commissioner Tetley and carried by unanimous vote. Commissioner Fetter made a motion to approve the minutes of the regular meeting held on April 2, 2015 meeting, seconded by Commissioner Tetley and carried by unanimous vote. Commissioner Tetley made a motion to approve the minutes of a Special meeting held on April 23, 2015, seconded by Commissioner Polston and carried by unanimous vote.

Introduction... Redevelopment Director Nick Lawrence introduced Dylan Fisher the Grant Writer/Associate Planner who was hired on May 4, 2015. Commissioner Popp also congratulated the successful candidates in attendance that won their respective primaries.

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

A. Levee Culvert at Flood Control Pump Station No. 2... A meeting was held with the Flood Control District Director Mike Lanham and Redevelopment Director Nick Lawrence to discuss several items listed on a punch list to repair. Redevelopment Director Lawrence reported that it was determined that the winch catwalk would not be needed. He stated Flood Control Director Lanham agreed equipment can get down the levee when needed to perform maintenance. Jorge reported they are still currently working on the LOMR.

B. Little League Park Schematic Design... Several meetings were conducted to finalize some items that needed to be changed in the design work. Bids for this project will be opened on June 2nd and brought to the Commission at the June 4th meeting.

C. Greentree Boulevard/Byron Drive/Lombardy Drive Area Improvements... The traffic impact study has been received but some additional clarification is needed before it can be presented.

Veteran's Parkway Impact Study – Redevelopment Director Lawrence presented information from Lochmueller Group to perform a traffic impact study on Veterans Parkway in

the amount of \$24,500.00. A motion was made by Commissioner Fetter to approve the traffic impact study, seconded by Commissioner Fisher and carried by unanimous vote.

D. Line Drive Improvements...Bid opening is slated for July to allow for better coordination around the park project.

Court Avenue Extension Project... Richard Moore presented his April report on this project. The final legal descriptions are complete and ready to be recorded. All utilities have been located and Duke will relocate one pole at no cost to the Town. The Town will have a separate storm system on this project. INDOT will install the traffic loop at this intersection in 2016. Coordination meetings will be held with the Town's environmental consultant on this project to review their findings. Met with the property owner and their contractor to discuss the parking lot that is to be constructed at this location by the property owner.

Approval to Issue Payment for Property Acquisition... Property acquisition has been previously approved but the final closing documents have not been prepared. Director Lawrence is requesting to have Mr. Popp sign the final closing documents and distribute payment to the property owners once closing documents are completed. This could potentially occur before the next scheduled meeting of the Redevelopment Commission. A motion was made by Commissioner Tetley to allow Commissioner Popp to sign the closing documents and allow payment to be distributed to the property owners involved. The motion was seconded by Commissioner Fetter and carried by unanimous vote.

Adoption of Resolution 2015-R-04... Town Attorney Chris Sturgeon announced that a public hearing had been advertised for this meeting to adopt Resolution 2015-R-04 amending the declaratory resolution of the Town of Clarksville Redevelopment Commission and the Original Plan, as amended, of the Clarksville Commercial Economic Development Area. Attorney Sturgeon asked if anyone from the public had any objection to this resolution and no one came forward. A motion to adopt Resolution 2015-R-04 was made by Commissioner Fisher, seconded by Commissioner Fetter and carried by unanimous vote.

Attorney Sturgeon announced that a public hearing on the Additional Appropriation for the approval of the bond will be held on June 4, 2015.

Attorney Sturgeon reported that the Common Construction Wage Law has changed and will be effective on July 1, 2015.

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

1) Town Park at Little League Project

- Design meetings were held throughout April and continue to occur as loose ends are tied up. The project was presented to TRC at the first April meeting.

2) South Clarksville Redevelopment Plan

- Data gathering and analysis continues with the consultants. The next steering committee meeting is scheduled for May 28th, with a planned public input forum to be held later that evening. More information will be coming out soon.

- An executive summary from MKSK has been included in your packets for review.

3) **Regional Cities Initiative**

- The Regional Cities Initiative's funding has been fully restored at \$84 million. A steering committee and update meeting is being held on Monday.

4) **Misc. Activities**

- Participated in a number of meetings and discussions with the City of Jeffersonville regarding the Court Avenue Extension project.
- Had numerous phone calls and meetings with Brian Kaluzny, Brittany Montgomery, Senator Grooms and various representatives from INDOT regarding funding for the Lewis & Clark Trail portion of the Ohio River Greenway.
- Attended multiple meetings with a developer interested in developments along Veterans Parkway.
- Attended a Jeff-Clark Flood Control District meeting and hosted Superintendent Mike Lanham on a couple project site visits.
- Met with Mike Kopp, representing the owners of the Peddler's Mall property, and Raul Avila, owner of El Mercadito/Mexico Lindo, to discuss property issues.

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 \$199,428.35, seconded by Commissioner Tetley and carried by unanimous vote.

Adjournment... There being no further business to come before the Commission at this time, the May 7, 2015 meeting of the Clarksville Redevelopment Commission was adjourned at 7:47 P.M.

Minutes Approved by the Clarksville Redevelopment Commission June 4th. 2015.

Bob Popp

Don Tetley

Paul Fetter

Bob Polston

Doug Fisher