

**MINUTES OF THE JUNE 4, 2015 MEETING OF THE
REDEVELOPMENT COMMISSION FOR THE TOWN OF
CLARKSVILLE**

A meeting of the Redevelopment Commission was called to order on June 4, 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, and Doug Fisher. **Commission Members Absent:** Bill Wilson.

Also Present: Redevelopment Director Nick Lawrence, Project Coordinator Brittany Montgomery, Stormwater Director Tom Clevidence, Planning Director Sharon Wilson, Grant Writer/Associate Planner Dylan Fisher, 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 Neeld.

Approval of Minutes: Commissioner Fetter made a motion to approve the minutes of the regular meeting held on May 7, 2015 meeting, seconded by Commissioner Tetley and carried by unanimous vote.

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

A. Levee Culvert at Flood Control Pump Station No. 2... The contractor is working through punchlist items. Work continues by JTL on the LOMR.

B. Little League Park Design... Bids were received on June 2nd for construction of the Park. Bids were for a base and for a base plus an alternate, which included a larger artificial turf surface area. The low base bid submitted was from MAC Construction in the amount of \$1,947,947, with the second bidder being Pace Contracting at \$2.2 million. Redevelopment Director Lawrence recommended accepting the base bid from MAC Construction at \$1,947,947 and moving forward with the project. The project has a 120 day timeline. MAC General Counsel Brian Wickens was on hand and spoke to the firm's positive relationship with the Town of Clarksville. On the recommendation of Director Lawrence a motion was made by Commissioner Fisher to accept MAC Construction's bid, seconded by Commissioner Fetter and carried by unanimous vote.

Jorge Lanz then presented a construction inspection and administration services contract with JTL in the amount not to exceed \$89,000. Commissioner Fetter made a motion to accept the contract with JTL, seconded by Commissioner Tetley and carried by unanimous vote.

Town Attorney Sturgeon stated the bid could be accepted, but a contract was still needed. He requested the Commission vote to approve granting Commissioner Popp the authority to sign the contracts upon completion and review. A motion was by Commissioner Tetley granting the authority to Commissioner Popp, seconded by Commissioner Fisher and carried by unanimous vote.

C. Greentree Boulevard/Byron Drive/Lombardy Drive Area Improvements... The traffic impact study has been analyzed and reviewed with the property owner and developer.

The study calls for a warranted signalization of the intersection of Veterans Parkway and Lombardy.

D. Line Drive Improvements...Project will be advertised for bids in July so construction begins near the end of the construction schedule for the Clarksville Town Park.

Court Avenue Extension Project... Richard Moore presented his report on this project. He met with Clarksville's Fire Chief to discuss roadway design, as well as INDOT, and the Clarksville Technical Review Committee. He is also working with Duke Energy regarding paperwork for a pole relocation, while waiting on the completion of the parking lot by the Hoehn's where building 12/12C/70 stood. Director Lawrence added the final documentation is being prepared for a July closing.

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-05... Town Attorney Chris Sturgeon announced that a public hearing had been advertised for this meeting to adopt Resolution 2015-R-05, an additional appropriation resolution for the anticipated bond proceeds and authorizing their expenditure. 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-05 was made by Commissioner Fisher, seconded by Commissioner Polston and carried by unanimous vote.

Legal Business... Attorney Sturgeon reported that at the next meeting a resolution would be presented regarding excess assessed valuation before the July 15th deadline. Additionally it would need to be accompanied by a letter from Commissioner Popp to the County. Director Lawrence reported the July meeting would be rescheduled for July 9th.

Aquatic Center Discussion... Commissioner Polston asked Park Superintendent Brian Kaluzny for an update on the Aquatic Center in light of the recent temporary closing of the facility due to a leak. Superintendent Kaluzny reported 80,000 gallons of water was lost. A 6 inch PVC pipe 6 feet under the pool deck cracked at the joint. Parts are on order and the maintenance staff will make the fix, but leaks continue to be an ongoing problem for the 20 year old facility. The Parks Board hired a firm to evaluate and study the existing pool and determine what needs to be done to bring it up to code. Updates are needed and the design needs to be evaluated to meet today's consumer and operational needs. The school schedule has severely limited the time to be open. Energy conservation and staffing is being evaluated as well. The pool could be configured in a different manner to run more efficiently. The study would be completed in a couple weeks and the Parks Board is trying to be proactive. They will likely return to the Commission with their findings and request assistance.

New Business...Director Lawrence presented a contract for appraisal services from Charlie Mills for assistance to the County Assessor with the Green Tree Mall property. Mr. Mills would assist with appraisal review and assist in determining the assessed value of the property. Director Lawrence reported the contract would only need to be executed if the County Assessor could not settle with the Mall owners. He recommended authorizing Commissioner Popp to sign the contract if required in the event a settlement could not be reached. Commissioner Polston made a motion authorizing Commissioner Popp to sign the contract for appraisal services if necessary, seconded by Commissioner Fisher and carried by unanimous vote.

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 \$934,817.30, seconded by Commissioner Tetley and carried by unanimous vote.

Adjournment... There being no further business to come before the Commission at this time, the June 4, 2015 meeting of the Clarksville Redevelopment Commission was adjourned at 7:42 P.M.

Minutes Approved by the Clarksville Redevelopment Commission July 9th., 2015.

Bob Popp

Don Tetley

Paul Fetter

Bob Polston

Doug Fisher