

MINUTES OF THE AUGUST 6, 2015 MEETING OF THE REDEVELOPMENT COMMISSION FOR THE TOWN OF CLARKSVILLE

A meeting of the Redevelopment Commission was called to order on August 6, 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, Doug Fisher, Bill Wilson, and Paul Fetter (arrived at 7:08 p.m.) **Commissioner Members Absent:** None.

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

Approval of Minutes: Commissioner Tetley made a motion to approve the minutes of the regular meeting held on July 9, 2015, seconded by Commissioner Fisher and carried by a unanimous vote.

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

A. Levee Culvert at Flood Control Pump Station No. 2... A final walk-thru will be performed with the representatives of Flood Control and then the project will be closed.

B. Little League Park Design... A change order from MAC Construction was presented for approval adding (11) days to the completion date due to recently heavy and continued rain fall. A motion was made by Commissioner Polston to approve the change order from MAC Construction, seconded by Commissioner Tetley and carried by a vote of 4-0 with Paul Fetter not yet in attendance.

C. Veteran's Parkway/Byron Drive/Lombardy Drive Area Improvements... JTL is assisting on the development agreement between the Town and Developer (Ballew). Once completed JTL will proceed with finalizing the schematic design. (No change from prior meeting).

D. Line Drive Improvements... Redevelopment Director Nick Lawrence recommended that this project be put on hold until the existing Town Park construction is further along.

Court Avenue Extension Project...Richard Moore presented the tabulation report on bids received for this project. A total of 5 bids were received with Temple and Temple Excavating Inc. coming in as low bid in the amount \$1,277,777.77. Mr. Moore reported that the closing of the Court Avenue property has not been finalized due to paper work from PNC bank needing to be completed. Attorney Chris Sturgeon recommended that the bid from Temple and Temple be accepted with notice of award to be held until the PNC Bank mortgage is released and a closing has occurred. Redevelopment Director Lawrence reported that he is pushing for

the closing on Monday. Mr. Moore reported that we should issue a notice to award before we issue a notice to proceed until the property is actually owned by the Town. A motion was made by Commissioner Polston to accept low bid from Temple and Temple in the amount of \$1,277,777.77 contingent on purchasing the property. The motion was seconded by Commissioner Fetter and carried by unanimous vote.

Approval of Annual Contract with R. W. Moore Engineering... Mr. Moore presented the annual engineering contract with the Town with no increase from the prior year. Commissioner Tetley made a motion to accept the annual contract with R. W. Moore Engineering, seconded by Commissioner Fetter and carried by unanimous vote.

Amendment to Court Avenue Extension Contract with R. W. Moore Engineering... Mr. Moore presented his contract amendments for the Court Avenue Extension contract to reflect an update to the design phase, and include amounts for work performed for the bidding and construction phases of the project. The original contract for the design phase of the project was for \$167,750, with bidding and construction phases to be determined. The amended design phase had a new subtotal of \$195,450, with the bidding phase subtotal at \$6,500, and the construction phase subtotal at \$128,000. The amended total contract amount, including all phases, of not to exceed \$329,950.00 was presented for approval. A motion was made by Commissioner Fetter to approve amendment #1 of the Contract with R. W. Moore, seconded by Commissioner Polston and carried by unanimous vote.

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

1) South Clarksville Redevelopment Plan

- Continued in communication with the planning team regarding next steps, development alternatives, and environmental analysis
- Held our third Steering Committee meeting on July 16th at Water Tower Square. The project website has been updated with the presentation from that meeting, as well as another news article in the media archive section.
- A focal point has become developing a strategy for the Marathon property. Marathon has been engaged and is aware of the plan being developed and is kept up to date on the progress.

2) Regional Cities Initiative

- Attended the Regional Cities Information Workshop presented by One Southern Indiana. The forum included remarks from Senator Grooms and Representatives Stemler and Clere, as well as officials from the IEDC. A question and answer session followed the opening remarks. Video from the meeting can be accessed at the OurSouthernIndiana.com webpage.
- Documents have been included in your packets regarding the draft RDA ordinance, a draft of the Articles & Bylaws, and a FAQ sheet for the RCI

Initiative. This information has also been distributed to the various County Councils.

- The establishment of the RDA is a critical component of submitting an RCI application. To date the Scott County Council has been the only county to approve the RDA ordinance. The Washington County Council chose to opt out on 8-3-2015. Votes are expected in Clark, Floyd, and Harrison Counties next week. A meeting of the steering committee is planned to occur prior to those votes.

3) **Misc. Activities**

- Held two meetings with a business owner interested in properties along the Eastern Boulevard corridor
- Participated in a conference call with the owner of the Green Tree Mall to discuss potential capital improvement plans
- Participated in preliminary programming and design meetings with the Parks Department for projects currently under construction
- Dylan Fisher and I met with representatives from Security Pros to do a preliminary site walk-thru for the riverfront surveillance camera installation partially funded by the Port Security Grant

Approval of Claims... Upon the recommendation from Redevelopment Director Nick Lawrence to approve the register of claims, Commissioner Fisher made a motion to approve the regular register of claims in the amount of \$229,826.58 seconded by Commissioner Fetter and carried by unanimous vote. Commissioner Tetley made a motion to approve the bond register of claims in the amount of \$543,312.98, seconded by Commissioner Polston and carried by unanimous vote.

Adjournment... There being no further business to come before the Commission at this time, the August 6, 2015 of the Clarksville Redevelopment Commission was adjourned at 7:32 P.M.

Minutes Approved by the Clarksville Redevelopment Commission September 10, 2015.

Bob Popp

Don Tetley

Paul Fetter

Bob Polston

Doug Fisher

