

**MINUTES OF THE NOVEMBER 5, 2015 MEETING OF THE
REDEVELOPMENT COMMISSION FOR THE TOWN OF
CLARKSVILLE**

A meeting of the Redevelopment Commission was called to order on November 5, 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. **Commissioner Members Absent:** None.

Also Present: Redevelopment Director Nick Lawrence, Stormwater Director Tom Clevidence, Project Coordinator Brittany Montgomery, Town Attorney Chris Sturgeon, Planning Director Sharon Wilson, Parks Superintendent Brian Kaluzny, 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 October 8, 2015, seconded by Commissioner Fetter and carried by unanimous vote. Commissioner Polston made a motion to approve the minutes of the executive session held on October 8, 2015, seconded by Commissioner Fetter and carried by a unanimous vote.

Greater Clark County School Board Presentation... Superintendent Dr. Andy Melin, CFO Dr. Tom Dykiel, and School Board Members Nancy Kraft, Teresa Perkins, and Christina Gilkey attended the meeting to show their appreciation to the Commission. They thanked them for their partnership and presented them with a small token of their appreciation. The funds will be used by GCCS for the purchase and installation of interactive smart boards in classrooms.

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

A. Levee Culvert at Flood Control Pump Station No. 2... This project is complete and needs to be closed out. There is one item outstanding with Flood Control that is being addressed by JTL.

B. Little League Park Design... The contractor, Mac Construction, continues to be delayed due to material order delivery and other issues. The project is about 3 weeks behind and the completion date is now anticipated to be before Thanksgiving.

C. Greentree Boulevard/Byron Drive/Lombardy Drive Area Improvements... JTL is still assisting the Town in the creation of a development agreement. JTL is completing the schematic design.

D. Line Drive Improvements... Project still on hold until completion of Gateway Park. The project name will be changed in future reports to reflect the new name – Jane Sarles Lane.

Court Avenue Extension Project...Richard Moore reported the area now looks like a construction zone as Temple & Temple has closed off the entire corridor. All storm sewers are in the ground and excavation is underway. From there the contractor will lay fabric, geogrid, and rock to prep for asphalt, weather permitting.

Commissioner Popp stated the new members of the Town Council that were in attendance should make a point to get with Redevelopment Director Lawrence and the engineers to visit the project sites to get more familiar with the projects currently under construction.

Legal Business...Redevelopment Director Lawrence, with the assistance of Town Attorney Chris Sturgeon, introduced Resolution 2015-R-09, a resolution for the acquisition of Fire Station #3 from the McCulloch Volunteer Firefighters Association. This item was initially brought up by Fire Chief Tom Upton at a Town Council meeting where it was referred to the Redevelopment Commission. The appraisals were updated, and Redevelopment Director Lawrence stated the purchase was part of the redevelopment plan. Commissioner Tetley stated the three fire stations were needed for public safety and for the ISO rating.

With no further discussion, Commissioner Fisher made a motion to approve Resolution 2015-R-09, seconded by Commissioner Fetter, and carried with a 4-0 vote with Commissioner Tetley abstaining.

Broadway Corridor Traffic Study...Redevelopment Director Lawrence presented a proposal from Lochmueller Group to do a comprehensive traffic study for the Broadway area, including portions of Veterans Parkway, Lewis & Clark Parkway, and Greentree Boulevard. This traffic study was born out of discussions with a variety of property owners in that area looking for ways to improve connectivity throughout the corridor and make traveling more intuitive. It could also help in marketing the eastern portion of the River Falls development and the open parcels along Broadway.

Town staff worked with Richard Moore to put together a comprehensive scope, focusing on 22 different intersections in the study area that could be sent out for proposals. Three proposals were received: Lochmueller Group at \$87,000, Traffic Engineering at \$187,000, and VS Engineering at \$78,000. Redevelopment Director Lawrence and Planning Director Sharon Wilson reviewed the proposals. There was a slight amount of variation between them, including suggested study hours and generating alternatives estimates. This is a service contract, and it was requested by Redevelopment Director Lawrence to approve Lochmueller Group with a not-to-exceed amount of \$100,000.

Discussion ensued among the Commission. Commissioner Polston stated Broadway stood above other opportunities in growth potential. Commissioner Popp stated the Town needed facts and information to guide its growth, and this would help. Commissioner Fisher asked how long the study would take. Redevelopment Director Lawrence stated the proposal was for 90 days, Lochmueller would start immediately, and traffic counts would be done before Thanksgiving. Attorney Sturgeon suggested if the contract is approved it should be for \$87,000 and the engineer could request a change order at a later date if additional items needed to be studied. A motion was made by Commissioner Fetter to accept the proposal from Lochmueller Group, seconded by Commissioner Polston and carried by unanimous vote.

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

1) South Clarksville Redevelopment Plan

- A meeting of the steering committee was held on October 14th to discuss plan components as we enter the Plan Development stage. The presentation from this meeting can be found on the project website. This stage is the final one before the plan is brought forward in December for adoption. The final meeting of the steering committee will be held on November 10th.
- The final Community Workshop is scheduled for November 10th at 6:30 PM at Falls of the Ohio United Methodist Church in their Fellowship Hall.
- Coordination continues with Marathon for site access with an access date expected in November.
- The plan will be brought forward for approvals in December from the Redevelopment Commission, Plan Commission, and Town Council.
- Continue to visit the project website for more information and to review the steering committee presentations and progress reports:
<http://www.townofclarksville.com/southclarksvilleplan.php>.

2) Aquatic Center Redevelopment Project

- Water Technologies and JTL completed the plans and the project is out for bid. A Pre-Bid meeting will be held on November 6th. Bids are to be opened on November 24th, with the anticipated award date at the December 3rd Redevelopment Commission Meeting.

3) Misc. Activities

- Worked with Sharon Wilson, Dylan Fisher, Brittany Montgomery and Richard Moore to create the scope for the traffic impact study for the Veterans/Green Tree/Lewis and Clark/Broadway development area.
- Met with the Coyle's and Jesse Ballew to discuss development opportunities.
- Met with a local real estate developer regarding opportunities along Clarksville's riverfront.
- Met with the owners of the former Colonial Inn property along Broadway to discuss potential development of the site.
- Attended the Groundbreaking Ceremony for the River Ridge Heavy Haul Road project.
- Met with Rundell Ernstberger and the Parks Department to discuss signage options for Gateway Park.

- At the request of Dr. Andy Melin, I attended the October 20th GCCS Board Meeting with Commissioner Popp and Commissioner Fetter for the approval of the funding agreement between the Commission and GCCS.
- Met with representatives from a family-owned commercial business looking to relocate to Clarksville.
- Attended the Grand Re-Opening Ceremony for the Clarksville Kroger with Commissioner Polston.

Approval of Claims... Upon the recommendation from Redevelopment Director Lawrence to approve both the register of claims and the bond register of claims, Commissioner Fisher made a motion to approve both registers, the regular register in the amount of \$61,524.73 and the bond register in the amount of \$339,923.65, seconded by Commissioner Tetley and carried by unanimous vote.

Adjournment...There being no further business to come before the Commission at this time, the November 5, 2015 meeting of the Clarksville Redevelopment Commission was adjourned at 7:46 P.M.

Minutes Approved by the Clarksville Redevelopment Commission December 3rd. 2015.

Bob Popp

Don Tetley

Paul Fetter

Bob Polston

Doug Fisher