

MINUTES OF THE DECEMBER 3, 2015 MEETING OF THE REDEVELOPMENT COMMISSION FOR THE TOWN OF CLARKSVILLE

A meeting of the Redevelopment Commission was called to order on December 3, 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, Project Coordinator Brittany Montgomery, Town Attorney Chris Sturgeon, 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

Commissioner Bob Popp opened the meeting by announcing the passing of Ashvin “Ash” Padhya, an influential figure in the Southern Indiana business and civic community. The family will celebrate his life with a Hindu service/last rites, 3 p.m., Friday, Dec. 4, at the Scott Funeral Home.

Approval of Minutes: Commissioner Fetter made a motion to approve the minutes of the regular meeting held on November 5, 2015, 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... Commissioner Popp signed a letter sent to Flood Control stating the project had been completed. Final application for payment to the contractor will be submitted for approval at the January Redevelopment Commission meeting.

B. Little League Park Design... The contractor, Mac Construction, continues to be delayed due to material order delivery, weather delays, and splash pad issues. The estimated completion date is Mid-December.

C. Greentree Boulevard/Byron Drive/Lombardy Drive Area Improvements... JTL submitted the schematic design for feedback and approval from the Redevelopment Commission. Right of ways have been adjusted to 60 feet throughout. A memorandum of understanding is in the works and will require Town, Commission, and developer approval. The development will be subject to existing utilities. Mr. Popp noted an entrance off Byron Drive that appeared to be 50 feet of right of way and needed to be adjusted to 60 feet. Jorge Lanz requested Commission approval with the understanding all roadways would be 60 feet of right of way. Commissioner Polston made a motion to accept the schematic design with the change to the Byron Drive entrance, seconded by Commissioner Fetter and carried by unanimous vote.

D. Jane Sarles Lane...Project still on hold and will be addressed with the Commission at the beginning of 2016.

E. Lewis & Clark Trail Project...This project was initiated by the Town in 2007 and JTL has been a sub-consultant. Additional work has been required over the duration of this project, and to complete the necessary items and keep this project on schedule for an April 2016 letting, JTL requests the Commission approve a contract in the amount of \$52,500. Additionally, an agreement between the Commission and Landstory, the project's Prime Consultant, to address tree mitigation issues and revised environmental submittals. This agreement is in the amount of \$54,950. Parks Superintendent Brian Kaluzny provided a background on the project.

The contract with Landstory for \$54,950 was presented first. Commissioner Fisher made a motion to approve the contract, seconded by Commissioner Fetter and carried by unanimous vote. The contract with JTL for \$52,500 was presented. Commissioner Tetley made a motion to approve the contract, seconded by Commissioner Fetter and carried by unanimous vote.

F. Clarksville Aquatic Center Redevelopment Project...Bids for this project were opened on 11/24 with only one bid received, from MAC Construction, in the amount of \$4,187,000. The engineer's estimate was \$3,704,918. Discussion opened over project options. Two options were presented. Option 1 was to award the bid to MAC and proceed with the project with final completion slated for June 10, 2016. Option 2 was to reject the bid and rebid the project. The Parks Board would need to dictate the best time to rebid. Commissioners Tetley, Fetter, and Polston all felt the project should be rebid with a longer construction schedule. Redevelopment Director Lawrence reminded the Commission the project was identified in their 2015 bond issuance.

Parks Superintendent Brian Kaluzny was asked for his thoughts. Mr. Kaluzny stated three major problems exist: 1) lifeguard shortage, 2) leaky pipes, and 3) new health codes on the water filtration system. All three would be addressed by the construction project. Commissioner Fetter asked if other local pools would honor a resident rate for Clarksville residents if the pool could not open. Commissioner Tetley made a motion to rebid the project upon the request of the Parks Board, seconded by Commissioner Fetter and carried by unanimous vote.

Commissioner Popp stated the 2016 Commission will need to wait for the Parks Board to decide when to rebid. He also commented on the price of the project and stated the 2016 Commission should consider trends in the market.

Redevelopment Director Lawrence stated based on the Commission's decision, it did not need to consider a branding and design contract with the Weber Group, which was included in their packets.

South Blackiston Mill Road Project...Project Coordinator Brittany Montgomery introduced a professional services contract with Lochmueller Group for the South Blackiston Mill Road project. Previously, Lochmueller Group completed a road safety audit for Blackiston

Mill Road from Lewis and Clark Parkway to Gutford Road. The stretch of road from Lewis and Clark to just beyond Kroger was approved for federal highway safety funds to make improvements at a 90/10 split. After an RFP for professional services was released and scored, a team led by Lochmueller Group, which includes JTL, was selected. While in discussion over the contract, Town staff requested a second option with a larger scope be presented as well, to include environmental and preliminary design services for the remaining stretch of South Blackiston Mill Road to Gutford Road. Redevelopment Director Lawrence stated the findings on the additional section would not expire, outside of requiring an update. Project Coordinator Montgomery recommended the second option be considered as it would put the Town in better position to do some of the segments as standalone projects, and be more prepared if additional funding does become available through KIPDA. The section from Lewis and Clark to Kroger is on a timeline for a 2018 letting.

A motion was made by Commissioner Fetter to approve a contract with Lochmueller Group for the South Blackiston Mill Road project for engineering services from Lewis and Clark to Gutford road in the amount of \$405,510, seconded by Commissioner Tetley and carried by unanimous vote.

Court Avenue Extension Project...Richard Moore reported the new roadway was excavated and visible from Interstate 65. Curbs would be installed in the next week, and then binder paving would begin. Rain has caused some delays, but temperatures have held up allowing work to continue. During the excavation the properties history created some problems resulting in a change order for additional undercutting. Richard Moore presented a change order from Temple & Temple for undercutting in the right of way area in the amount of \$19,892.36 based on a unit price in the contract. Redevelopment Director Lawrence recommended approval of the changed order. A motion was made by Commissioner Fisher to approve the change order from Temple & Temple in the amount of \$19,892.36, seconded by Commissioner Fetter and carried by unanimous vote.

Redevelopment Director Lawrence then presented a request from Cory Hoehn with Cornerstone Group, owner of the Water Tower Square development, to release the remaining funds for cost to cure items as outlined in the property purchase agreement with the Redevelopment Commission. The agreement stated funds could be moved among the various categories and \$195,664.19 was all that remained. Redevelopment Director Lawrence stated the Hoehn's had exceeded expenses in various categories above and beyond what is left in funds, and he would prefer to close out the transaction with the Hoehn's. Commissioner Tetley made a motion to release the remaining funds of \$195,664.19 to the Hoehn's and close out the purchase agreement. The motion was seconded by Commissioner Fetter and carried by unanimous vote.

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

1) South Clarksville Redevelopment Plan

- The final steering committee meeting was held on November 10th with several members of the incoming Town Council in attendance. A draft of the Community Workshop presentation was presented for review and feedback.

- The final Community Workshop was held the evening of November 10th at Falls of the Ohio United Methodist Church in their Fellowship Hall. Approximately 60 people were in attendance for a brief presentation, followed by Q & A, and then one on one discussion with the consultants.
- A first draft of the plan will be completed in early December and distributed for review and comment. An overview presentation and the plan document will return to the Redevelopment Commission for approval at the first meeting in 2016, tentatively scheduled for January 14th.
- A site visit and tour with Marathon personnel and MKSK's environmental sub consultants occurred on December 2nd.
- 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) **Misc. Activities**

- Met with Town staff and representatives from JTL and Lochmueller to discuss the Blackiston Mill Road South project.
- Held multiple phone conference calls with representatives for a prospect considering a property purchase along Eastern Boulevard.
- Met with a broker representing an international development client looking for opportunities in Clarksville, particularly the riverfront area.
- Participated in a conference call with the owners of Green Tree Mall to discuss their ongoing growth plans.
- Met with two different developer representatives with interest in Clarksville's riverfront redevelopment efforts.
- Participated in a meeting with Dylan, Sharon and an entrepreneur group considering Clarksville as a location for their "maker space" operation.

Approval of Claims... Upon the recommendation from Redevelopment Director Lawrence to approve the register of claims and the bond register of claims in the total amount of \$1,547,245.65, Commissioner Fetter made a motion to approve both registers, seconded by Commissioner Tetley and carried by unanimous vote.

Adjournment... There being no further business to come before the Commission at this time, the December 3, 2015 meeting of the Clarksville Redevelopment Commission was adjourned at 8:15 P.M.

Minutes Approved by the Clarksville Redevelopment Commission January 14, 2016.

A.D. Stonecipher

David Fisher

Paul Fetter

Jennifer Voigner

Don Slone