

MINUTES OF THE JANUARY 14, 2016 MEETING OF THE REDEVELOPMENT COMMISSION FOR THE TOWN OF CLARKSVILLE JOINED IN THE MEETING ALSO PARKS BOARD

A meeting of the Redevelopment Commission was called to order on January 14, 2016 at 7:00 P.M. in the executive conference room of the Clarksville Municipal Center Administration Building by Town Attorney Chris Sturgeon.

Commission Members Present: A.D. Stonecipher, Paul Fetter, Jennifer Voignier, Don Slone and Bill Wilson. Members absent: David Fisher

Parks Board Members Present: Bill Wilson, Leslie Sutherland, Rebekah Clayton, James Zimmerman and Paul Gibson.

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

Nomination for President of Redevelopment Commission...Paul Fetter nominated A.D. Stonecipher for the position of President of the Redevelopment Commission, Jennifer Voignier seconded the nomination, no other nominations were announced and the nomination was passed with 3 ayes with A.D. Stonecipher abstaining.

Nomination for Vice-President of Redevelopment Commission...Paul Fetter nominated Jennifer Voignier for the position of Vice-President of the Redevelopment Commission, Don Slone seconded the nomination, no other nominations were announced and the nomination was passed with 3 ayes with Jennifer Voignier abstaining.

Nomination for Secretary of Redevelopment Commission... Jennifer Voignier nominated Paul Fetter for the position of Secretary of the Redevelopment Commission, Don Slone seconded the nomination, no other nominations were announced and the nomination was passed with 3 ayes with Paul Fetter abstaining.

Approval of Minutes: Commissioner Fetter made a motion to approve the minutes of the regular meeting held on December 3, 2015, seconded by Commissioner Voignier and carried by unanimous vote.

Clarksville Aquatic Center Redevelopment Project... Redevelopment Director Lawrence reported that this project has been included in the 2015 bond issuance. Director Lawrence indicated that it was the goal of the Commission to open the new center in June of 2016. Bids for this project were opened in November of 2015 with MAC Construction being the only bidder in the amount of \$4,187,000.00 with the engineer's estimate being \$3,704,918. Discussion with the Commission and the Parks Board was held on whether to award the bid to MAC and proceed with the project with final completion slated for June 2016 or to reject the bid and rebid the project. Director Lawrence reported that the consensus of the Commission from the December 3, 2015 meeting was to rebid the project with a longer construction

schedule. Bill Wilson representing the Parks Board stated that the Board is in agreement and that it would be in the best interest of the Town to rebid this project. A motion was made by Commissioner Fetter that the desire of the Redevelopment Commission is to rebid this project and not open the Aquatic Center in 2016, with an opening date in 2017. The motion was seconded by Commissioner Voignier and carried by unanimous vote.

Bill Wilson adjourned the Parks Board at this time.

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

A. Little League Park Design... This project is substantially complete with final tasks such as seeding and ground cover to be completed in the spring.

B. Veterans Parkway/Byron Drive/Lombardy Drive Area Improvements... The developer is re-evaluating this project and to be put on hold. JTL recommended that a Traffic Light and Impact Study be done. JTL is to bring to next meeting for approval.

C. Jane Sarles Lane... This project is ready to go out for bid but currently on hold until the completion of Gateway Park.

D. Lewis & Clark Trail Project... JTL was awarded a contract in the amount of \$52,500.00 as the last meeting of the Commission along with a contract with Landstory in the amount of 54,950.00. Final tracing plans were submitted as scheduled on December 28, 2015. Tasks, including but not limited to minor bridge revisions resulting from INDOT review, property acquisition, and additional information to the Environmental Document for the tree planting mitigation site are being resolved. The Construction Engineering Inspection agreement and Man-Hour Justification is being submitted to the Parks Director.

E. Clarksville Aquatic Center Redevelopment Project... Action taken earlier in this meeting with the Parks Board who agreed to re-bid this project.

Court Avenue Extension Project... Richard Moore reported that the contractor Temple and Temple excavating has completed the excavation of the road. All underground drainage work has been completed along with the concrete curbs and gutters. Street light concrete bases were poured and street light poles were installed. Wiring the streetlights has been pulled and the meter box has been set. The parking on the south side of the roadway was excavated and stone placed in preparation for the placement of asphalt in the spring. At this time, Court Avenue has been opened up to local traffic for the Water Tower Square development with a completion date to be scheduled before the annual Thunder event.

South Clarksville Redevelopment Plan... Representative from MKSK came before the Commission with a presentation on the development of The South Clarksville Redevelopment Plan. The presentation covered many of the key elements of the Plan including public participation results and market strategies of the area.

Following the presentation Director Lawrence recommended to the Commission to move this project to the Council for final approval in order to move forward. Planning Director Sharon Wilson stated that the Redevelopment Commission needs to pass a Resolution to have the project go before the Plan Commission. A motion was made by Commissioner Fetter is

schedule a special meeting on February 1 at 6:45 p.m. to present the resolution. The motion was seconded by Commissioner Voignier and carried by a unanimous vote.

Approval of Resolution 2016-R-01 Regarding Property located at 900 Eastern Boulevard... Resolution 2016-R-01 states that the Commission will purchase 5.5 acres located at 900 Eastern Boulevard and that the purchase and improvements of the property are contingent on the acceptance and execution of a Memorandum of Understanding between the Redevelopment Commission, the Clarksville Town Council, and the owners of the said property and the owners of the adjacent property at 900 Eastern Boulevard. Following the presentation of Resolution 2016-R-01 a motion was made by Commissioner Fetter to accept, seconded by Commissioner Slone and carried by unanimous vote.

Progress Way Improvements... Redevelopment Director Lawrence presented information on improvements to Progress Way and Old Potters Lane. Director Lawrence reported that a potential developer has inquired about the widening of this location along with drainage improvements. Discussion was held on the possibility to engage in a contract with Jacobi Toombs and Lanz to facilitate a design to improve this location for future development and to create a safer crossing and to formulate a scope to move forward. The Commission agreed to have JTL prepares a contract for services and bring back to the Commission for approval.

Update Storm Water Action Plan... Project Coordinator Brittany Montgomery came before the Commissioner with an update on stormwater issues throughout the Town. Coordinator Montgomery explained that the current stormwater plan consists of several capital improvement projects that are located in the Redevelopment area. A contract from Jacobi Toombs and Lanz in the amount not to exceed \$150,000.00 was presented. Coordinator Montgomery asked the Commission for a commitment of \$75,000.00 for half of the contract with the other half to be paid from stormwater. Commissioner Fetter made a motion to approve the 75,000.00 for the stormwater contract from Jacobi Toombs and Lanz. There was no second therefore the motion did not pass.

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

1) South Clarksville Redevelopment Plan

- A draft plan was submitted for staff review on December 4th and released for steering committee review on December 21st. A draft of the document has been uploaded for public view on the Town of Clarksville website and the project webpage.
- MKSK worked in conjunction with Town staff to set a schedule for approval and adoption. Following the support of the Redevelopment Commission, the project will go before the Plan Commission in February, and then on to the 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) Misc. Activities

- Held several phone conference calls with representatives interested in purchasing property along Eastern Boulevard.
- Met with a representative for a group investors interested in pursuing property development in South Clarksville.
- Met with Coyle’s to discuss property development along Broadway.
- Held meetings with two difference developers considering opportunities along Veterans Parkway.
- Participated in conference call with a local developer looking at commercial opportunities along Veterans Parkway
- Attended the Grand Re-Opening of the Falls of the Ohio Interpretive Center.

Resignation...Redevelopment Director Lawrence announced that he has been offered a job opportunity which he feels with be beneficial to his future and thanked the Commission for the time spent in this position.

Approval of Claims... Upon the recommendation from Redevelopment Director Lawrence to approve the regular register of claims in the amount of \$890,392.30 and the bond register of claims in the total amount of \$251,716.15, Commissioner Voignier made a motion to approve both registers, seconded by Commissioner Fetter and carried by unanimous vote.

Adjournment...There being no further business to come before the Commission at this time, a motion to adjourn the January 14, 2016 meeting of the Clarksville Redevelopment Commission at 8:35 P.M. was made by Commissioner Voignier, seconded by Commissioner Stone and carried by unanimous vote.

Minutes Approved by the Clarksville Redevelopment Commission February 11, 2016.

A.D. Stonecipher

David Fisher

Paul Fetter

Jennifer Voignier

Don Slone