

## **MINUTES OF THE APRIL 25, 2017 MEETING OF THE REDEVELOPMENT COMMISSION**

A meeting of the Redevelopment Commission was called to order on April 25, 2017 at 7:00 P.M. in the Executive Conference Room of the Clarksville Municipal Center Administration Building by Redevelopment President A.D. Stonecipher.

**Commission Members Present:** A.D. Stonecipher, Paul Fetter, David Fisher, Jennifer Voignier (arriving at 7:08), Don Slone, and Bill Wilson.

Members Absent: None

**Also Present:** Redevelopment Director Dylan Fisher, Town Manager Kevin Baity, Redevelopment Commission Attorney Chris Sturgeon, Assistant Parks Superintendent B.J. Lynton, Project Coordinator Brittany Montgomery, Planning Director Sharon Wilson, MS4 Coordinator Tom Clevidence, Jorge Lanz of Jacobi, Toombs and Lanz, Richard Moore of R. W. Moore Engineering, Assistant Police Chief David Kirby, and Benefits Coordinator Naomi Polston.

**Approval of Minutes:** Commissioner Fisher made a motion to approve the minutes of the regular meeting held on March 28, 2017, seconded by Commissioner Slone, and carried by 4/0 vote.

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

**A. Gateway Park Schematic Design, Final Design, and CD'S...** Colored concrete replacement was not acceptable. Contractor is trying again.

**B. Veterans Parkway/Byron Drive/Lombardy Drive Area Improvements...** An offer was made to Fairington Apartments (\$13,912.50 which is the average of the two appraisals). JTL's buyer is coordinating the right of entry. The project was awarded by the Town Council to Flynn Brothers Contracting for their low bid of \$856,238.00. A preconstruction meeting was held on March 15, 2017 and a partial NTP was provided to the contractor for them to begin non-site disturbing work such as preconstruction photos, maintenance of traffic and materials submittals.

Fairington Apartments made a counter offer on April 16, 2017. Director Fisher, Attorney Sturgeon, JTL, and JTL's buyer met to review the counter offer on April 17, 2017. It was determined that the additional items being requested are required of the property owners HUD financing. Attorney Sturgeon and Director Fisher make a recommendation that the Commission set a not to exceed limit for settlement. A motion was made not to exceed \$55,000.00 by Fisher, seconded by Fetter, and carried with a 5/0 vote.

**C. Lewis & Clark Trail Project...** The old Railroad Bridge over Silver Creek has been removed.

**D. Clarksville Aquatic Center Redevelopment Project...** Work should be completed by the May 1 final completion date. A final walkthrough is scheduled for that day.

**E. Addmore Lane Improvements f.k.a. Progress Way/Potters Lane Reconstruction...**All work is complete except mill and overlay of Addmore Lane. Mill and overlay will be done after completion of Cunningham Campers site. Since Cunningham Campers has not begun construction, the Contractor has requested this contract be closed out without the milling and paving. JTL requests approval from the Commission to issue a change order reducing the scope of the contract as requested by the contractor. Commissioner Fisher made a motion for the contract to be closed out, seconded by Commissioner Voignier, and carried by a 5/0 vote.

The offer for right-of-way was made for \$400.00, PWI decided to donate the parcel. JTL's buyer is coordinating this donation. Documents required to finalize this parcel have been received. The deed is recorded.

**F. Gateway Crossing (Peddler's Mall) Development Project...** Status same. Construction continues. Storm Sewer pipe being installed. Coordinating access issue with Russell Gay.

**G. Assurance Health...** Sewer has been installed. The contractor is waiting the required 30 days from date of installation in order to test the sewer.

**H. Leisure Way Water Main Extension...**Status same.

**I. Protected Left Turn Signal Arrow at L&C Parkway and Cedar Street...**A quote package has been prepared. JTL requests permission from the Commission to request quotes and award to the lowest, responsive, responsible quoter based on an engineer's estimate of less than \$50,000. Award will be contingent consultation with the Commission Attorney and Director Fisher. Commissioner Fetter made a motion to grant permission to seek quotes, seconded by Commissioner Slone, and carried by a 5/0 vote.

**South Clark Boulevard Project Progress Report with R. W. Moore Consulting Engineering, P.S.C....**Since the last Redevelopment Meeting the project has been started.

### **Legal Business...**

#### **Resolution for Interest in Property on Stansifer Avenue for Future Fire Station...**

**Approval of Resolution 2017-R-4...**Recommendation by Commissioner Fetter to authorize the Redevelopment Director Dylan Fisher to negotiate the purchase of the

property and enter into a purchase agreement with the owners of the property to obtain the property at no more than \$190,000.00, seconded by Commissioner Fisher, and carried by a 5/0 vote.

**Unfinished Business...None**

**New Business...**

**Security Cameras...**Approve equipment and installation for Project #1 & Project #2 for a sum cost of \$26,525.00.

Project #1 – Ashland Park and DNR Boat Ramp  
Security Equipment and Installation: \$5,500.00  
Internet Equipment and Installation for Remote Access: \$4,194.00

Project #2 – Court Avenue  
Security Equipment and Installation: \$16,831.00

Redevelopment Director Dylan Fisher recommends the Commission give A.D. Stonecipher, Commission President, authorization to sign the necessary contracts for the before mentioned work, upon legal review. Commissioner Fisher makes a motion to give that authorization to the Commission President contingent on the Town Council approving the necessary operation and maintenance expenditures, seconded by Commissioner Voignier, and carried by a 5/0 vote.

## **DIRECTOR'S REPORT APRIL 25, 2017**

---

Activities from 3/25/2017 – 4/24/2017

### **1. STANSIFER AVENUE FIRE STATION**

- Director Fisher has obtained an accepted purchase offer for \$190,000.00 in writing. Chris Sturgeon, Attorney, is currently drafting a purchase agreement. Director Fisher anticipates to have an executed purchase agreement for the May Regular Meeting.
- Kovert Hawkins Architects have been reengaged. Fire Chief Skaggs and Assistant Chief Johnson are working with KHA to finalize a proposed building layout.

### **2. SOUTH CLARKSVILLE**

- A public presentation to unveil new conceptual renderings under MKSK's contract took place on April 20, 2017 at Water Tower Square. General feedback was positive.

### 3. MISC. ACTIVITIES

- Director Fisher met and spoke with several developers/parties interested in doing business in Clarksville.
- Director Fisher met with representatives from Jacobi, Toombs, and Lanz to discuss the various ongoing projects which they are involved in with the Redevelopment Commission and Town of Clarksville.
- Director Fisher visited the following project sites to review construction progress:
  - Clarksville Cove (Family Aquatic Center) Construction Project
  - Gateway Crossing Public Improvements
  - Lewis and Clark Trail Project
- Director Fisher attended various meetings regarding the following projects and plans:
  - Lombardy Drive and Sam Gwin Traffic Light Installation Project
  - Gateway Crossing
  - South Clarksville Conceptual and Schematic Design – Part 1
  - CSX Rail Trail
  - West Riverfront Master Plan
  - Veterans Crossing Development
  - Stansifer Avenue Fire Station
  - Broadway District Traffic Impact Study
- Director Fisher attended the Technical Review Committee meetings for various commercial projects in the Redevelopment Area.
- Director Fisher met with various property owners regarding ongoing and future redevelopment activities.
- Director Fisher submitted a response to the Clark/ Floyd County Convention and Tourism Bureau's March Call for Applications announcement
- Director Fisher submitted the Town of Clarksville's site selection applications to receive Phase 1 and Phase 2 Environmental Assessment assistance and funds through the 2016 Brownfields Coalition Assessment Grant awarded to River Hills EDD and EDC.
- Director Fisher conducted various business and tenant attraction tasks.
- Director Fisher attended weekly department head staff meetings which are hosted by Town Manger Baity.
- Director Fisher prepared claims and the agenda for the April Historic Preservation Commission Meeting.
- Director Fisher conducted various tasks for the Historic Preservation Commission.
- Director Fisher conducted various grant administration tasks.

**Other New Business**...Commissioner Fisher asked for time for two residents to speak about concerns regarding Riverfront Park.

**Approval of Claims**... Upon the recommendation from Redevelopment Director Dylan Fisher to approve the regular register of claims, Commissioner Fisher made a motion to

approve the register in the amount of \$156,929.95 with correction made on date, seconded by Commissioner Voignier, and carried by 5/0 vote. Upon the recommendation from Redevelopment Director Dylan Fisher to approve the bond register of claims, Commissioner Fisher made a motion to approve the register in the amount of \$281,859.04, seconded by Commissioner Voignier, and carried by 5/0 vote.

**Adjournment**...There being no further business to come before the Commission at this time, a motion to adjourn the April 25, 2017 meeting of the Clarksville Redevelopment Commission at 8:17 P.M. was made by Commissioner Voignier, seconded by Commissioner Slone, and carried by 5/0 vote.

Minutes Approved by the Clarksville Redevelopment Commission May 23, 2017.

\_\_\_\_\_  
A.D. Stonecipher

\_\_\_\_\_  
David Fisher

\_\_\_\_\_  
Paul Fetter

\_\_\_\_\_  
Jennifer Voignier

\_\_\_\_\_  
Don

Slone