

## **MINUTES OF THE JUNE 27, 2017 MEETING OF THE REDEVELOPMENT COMMISSION**

A meeting of the Redevelopment Commission was called to order on June 27, 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, Don Slone, and Bill Wilson. **Members Absent:** None

**Also Present:** Redevelopment Director Dylan Fisher, Town Manager Kevin Baity, Redevelopment Commission Attorney Chris Sturgeon, Parks Superintendent Brian Kaluzny, Utilities Director Brittany Montgomery, MS4 Coordinator Tom Clevidence, Jorge Lanz of Jacobi, Toombs and Lanz, Richard Moore of R. W. Moore Engineering, Councilman John Gilkey, Public Works Superintendent Brad Cummings, Building Commissioner Rick Barr, Benefits Coordinator Naomi Polston, Jack Ragland of CORE Planning Strategies, Ms. Catherine Palatta of CORE Planning Strategies, Brian Wallace of the Lochmueller Group. Councilman Tim Hauber, Councilman Worrall, and Town Attorney Greg Fifer arrived later in the meeting.

**Approval of Minutes:** Commissioner Voignier made a motion to approve the minutes of the 4/25/2017 Exec Session, the 5/23/2017 Regular Meeting, the 5/23/2017 Joint Executive Session, the 6/6/2017 Special Meeting, and the 6/15/2017 Special Meeting with corrections made, seconded by Commissioner Fetter, and carried by a 5/0 vote.

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

**Approval of positive Change Order for Gateway Park: \$32,500...** Approval to accept the credit was made by Commissioner Fisher, seconded by Commissioner Fetter, and carried by a 5/0 vote.

**A. Gateway Park Schematic Design, Final Design, and CD'S...** Colored concrete replacement was not acceptable. Contractor will apply non-slip coating to all colored concrete. Once done and accepted, JTL will discuss the issue of potential liquidated damages.

**B. Lombardy Drive Improvements and Traffic Signal at Sam Gwin Drive...**The Commission approved the cost of additional survey and legal fees at the previous Commission meeting as requested by the property owner. JTL is coordinating with the Town's attorney. The Town Council approved obtaining property by eminent domain as requested by the Commission in the event the matter cannot be resolved with Fairington.

Construction will start on the traffic signal at Sam Gwin Drive and to realign/replace the Colonial Village Drives on July 5, 2017. On August 5, 2017 the contractor will close Lombardy Drive to construct widening of Lombardy Drive with multiple crews. This closure is being coordinated with Greater Clark County Schools.

C. **Lewis & Clark Trail Project**... Work on the trail is ongoing. Bridge foundation exploratory cores are complete.

D. **Clarksville Aquatic Center Redevelopment Project**... Construction completed.  
One punch list item remains but cannot be fixed until pool closes in the fall.

**E. Addmore Lane Improvements f.k.a Progress  
Way/Potters Lane Reconstruction...**

The contractor's final pay application and request for release of retainage has been forwarded to the Town.

As a result of the elimination of the milling and resurfacing of Addmore Lane, the final project cost is \$181,379.96. This is \$42,220.04 less than the original contract amount.

**F. Gateway Crossing (Peddler's Mall) Development Project....**

Curb construction completed. Paving the week of June 21, 2017. Target completion date is July 15 and the signal August 11.

G. **Assurance Health**... The project is complete

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

Plat and easements sent to IAWC for review

I. **Protected Left Turn Signal Arrow at L&C Parkway and Cedar Street**...The project was awarded to the James H. Drew Corp.

Construction to start the week of June 26, 2017

**Blackiston Mill Road Widening Project**

An agreement for ROW Services and additional stormwater design services will be presented to the Commission at a future public meeting for approval.

**Reconstruction of Woerner Ave**

Lochmueller Historical Property and Environmental Assessment Agreement - \$39,600...Motion to approve and Commissioner Stonecipher to sign the contract

was made by Commissioner Fisher, seconded by Commissioner Voignier, and carried by 5/0 vote.

CORE Planning Strategies Project Management Agreement - \$150,000...

Motion to approve and Commission Stonecipher to sign the contact was made by Commissioner Fisher, seconded by Commissioner Voignier, and carried by a 5/0 vote

### **Reconstruction of S. Clark Boulevard**

Lochmueller Historical Property and Environmental Assessment Agreement - \$83,600.00...Motion to approve and Commissioner Stonecipher to sign the contract was made by Commissioner Fetter, seconded by Commissioner Slone, and carried by 5/0 vote.

### **Notice of Awards**

Connecting Clarksville Project from Clark-Floyd Counties Convention and Tourism Bureau - +\$275,000

Joint Application between Clarksville and Jeffersonville to complete bicycle and pedestrian improvements to Montgomery Ave. and 6<sup>th</sup> St. from KIPDA.-+FY 2019: \$231,317, FY 2020: \$231,317

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

Acquisition of Property and Settlement Agreement...Motion was made by David Fisher to approve purchase of property from Avila for the amount of \$45,000 with \$5,000 of that amount being held in escrow, seconded by Don Slone, and carried by 5/0 vote. Settlement Agreement on the Property...Motion was made by David Fisher to approve the settlement agreement, seconded by Don Slone, and carried by 5/0 vote.

### **Unfinished Business...None New Business...**

General Services Agreement with R.W. Moore Engineering...Motion to approve was made by Commissioner Fisher, seconded by Commissioner Fetter, and carried by a 5/0 vote.

Conceptual Design and Feasibility Analysis for Colgate Park...Motion to approve agreement and authorize Stantec to begin the first phase. -\$5,000 was made by Commissioner Voignier, seconded by Commissioner Fetter, and carried by a 5/0 vote.

## **DIRECTOR'S REPORT JUNE 27, 2017**

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Activities from 5/24/2017 – 6/23/2017

### **1. RIVERFRONT PARK**

- The Commission entered into a contract with MKSK to complete schematic design services for this project at the March Redevelopment Commission Meeting.
- Director Fisher has obtained a proposal from Biohabitats, the project's ecosystem subconsultant, to perform a detailed tree analysis of the existing vegetation within the proposed park area.
- Director Fisher is working with legal counsel to determine

### **2. CENTRAL TRAIL (CSX RAIL CORRIDOR)**

- Director Fisher has obtained title work for the corridor.
- Our hired consultant, JTL Engineering, is nearing the completion of their survey work.
- Two new appraisals will be completed to assist in the acquisition of CSX's fee owned property once the survey work is complete.
- A portion of the \$275,000.00 awarded from the Clark-Floyd Counties Tourism Bureau will be programmed for the construction cost of this project.
- Joshua Bannister, Intern, has completed a multitude of conceptual renderings to convey the desired design and aesthetic treatments for the future trail crossing at Eastern Boulevard. These renderings have been shared with the design team.

### **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:
  - Gateway Crossing Public Improvements
  - Lewis and Clark Trail Project
  - Home 2 Suites
  - Assurance Health Systems
- Director Fisher attended various meetings regarding the following projects and plans:
  - Lombardy Drive and Sam Gwin Traffic Light Installation Project
  - Gateway Crossing

- Temporary Riverside Drive Greenway Connector ○ Central Trail (CSX Rail Corridor)
- Broadway District – Storm water and Traffic Impact Study ○ Blackiston Mill Road Widening Project (INDOT)
- 2017 Community Crossings Application - Reconstruction of South Clark Boulevard (Harrison Ave. to Montgomery Ave.) ○ Addition of a left turn lane @ Lewis & Clark Parkway and Cedar Street
- 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 conducted various business and tenant attraction tasks.
- Director Fisher attended weekly department head staff meetings which are hosted by Town Manger Baity.
- Director Fisher attended the June Ohio River Greenway Commission Meeting on June 15, 2017 as proxy for Patrick Duggins, Clarksville Appointee.
- Director Fisher conducted various grant administration tasks.

**Other New Business...**

**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 as presented in the amount of \$1,639,662.54, seconded by Commissioner Fetter, 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 as presented in the amount of \$215,721.52, seconded by Commissioner Fetter, 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 June 27, 2017 meeting of the Clarksville Redevelopment Commission at 7:51 P.M. was made by Commissioner Fisher, seconded by Commissioner Voignier, and carried by 5/0 vote.

Minutes Approved by the Clarksville Redevelopment Commission July 25, 2017

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A.D. Stonecipher

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David Fisher

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Paul Fetter

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Jennifer Voignier

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Don Slone