

MINUTES OF THE SEPTEMBER 26, 2017 MEETING OF THE REDEVELOPMENT COMMISSION

A meeting of the Redevelopment Commission was called to order on September 26, 2017 at 7:02 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, Jennifer Voignier, Don Slone, and Bill Wilson. **Members Absent:** David Fisher

Also Present: Redevelopment Director Dylan Fisher, Town Manager Kevin Baity, Redevelopment Commission Attorney Chris Sturgeon, Assistant Parks Superintendent B.J. Lynton, Jorge Lanz with Jacobi, Toombs, and Lanz, Inc., Nicholas Lawrence with The Wheatley Group, Richard Moore with R.W. Moore Engineering, Matt Gullo with Kovert Hawkins, Interior Designer Amanda Hunsucker, Catherine Pallotta with Core Strategies, Brett Davis with MKSK, Fire Chief Brandon Skaggs, Assistant Fire Chief Dennis Johnson, MS4 Coordinator Tom Clevidence, Project Coordinator Brittany Montgomery, GIS Administrator Jacob Arbital, Sally Hughes with HWC Engineering, Sharon Handy, and Benefits Coordinator Naomi Polston

Approval of Minutes: Commissioner Voignier made a motion to approve the minutes of the 8/22/2017 Regular Meeting, seconded by Commissioner Fetter, and carried by a 4/0 vote. Commissioner Fetter made a motion to approve as amended the minutes of the 8/29/2017 Special Meeting, seconded by Commissioner Slone, and carried by a 4/0 vote. Commissioner Voignier made a motion to approve the minutes of the 8/29/2017 Joint Executive Session, seconded by Commissioner Fetter, and carried by a 4/0 vote.

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

Motion to seek engineering design proposal for CSX Trail... Redevelopment Director Dylan Fisher said that contracts for CSX would be brought to the next meeting.

A. Lombardy Drive Improvements and Traffic Signal at Sam Gwin Drive-CONSTRUCTION... Right of Entry was provided.

Construction of the traffic signal at Lombardy Drive has begun. The contractor has installed the concrete curb & gutter and is working on sidewalk. They will place asphalt for the westbound left turn lane and asphalt base and intermediate courses on Lombardy Drive Thursday night, Sept. 21. They plan to place asphalt for the westbound right turn lane along Veterans Pkwy by September 30.

B. Lewis & Clark Trail Project – CONSTRUCTION...The contractor is installing drilled piers for the bridge on the east side of Silver Creek. JTL is coordinating approval of the gabion wall design.

C. Gateway Crossing/Owens Way Development Project-CONSTRUCTION... Construction complete. Traffic signal activated. Punch lists items being addressed. Parking area adjacent to new street is ready for construction. Contractor currently anticipates starting the end of September.

D. Leisure Way Water Main Extension-CONSTRUCTION...Status same. All approvals received. Now ready for construction. The preconstruction meeting (PCM) was held. Contractor has started.

Stansifer Ave. Fire Station... Matt Gullo with Kovert Hawkins presents the final building design and current construction cost estimate. Amanda Hunsucker with Kovert Hawkins present the proposed interior materials and color palette for the Fire Station. Director Fisher recommended the Commission make a motion to accept the budget or request changes & motion to accept or request changes to the interior materials and color pallet. Commissioner Fetter made a motion to approve the cost estimate and interior materials and color palette as presented, seconded by Commissioner Slone, and carried by a 4/0 vote. The consultant was directed to proceed with finalizing construction documents.

Reconstruction of Woerner Avenue...Brett Davis with MKSK presented three planter vegetation options for this project with cost estimates for two of the three options. The first option was to install planter strips with designated root growth zones. The second option was to install a system of suspend paver and support grates to allow for additional root growth area. The third option was to install a mixture of first two options. Follow a group discussion including the Commission members, consultants, and Redevelopment Director, it was determined that the consultant should proceed towards finalizing a vegetation segment that utilizes the third option to establish a combination of planter strips and suspended paver grates to achieve a dynamic vegetative mixture along the streetscape that allows for an optimal mixture of street programing and tree growth.

Floodwall Modifications... Brett Davis with MKSK presented two modification options for the floodwall opening along Woerner Ave. Follow a group discussion including the Commission members, consultants, and Redevelopment Director, it was determined that the second option, installing a rolling gate is the preferred modification at this time. The consultant was advised that they should proceed with finalizing the schematic design process with the rolling gate as the primary option.

Wheatley Group Services...Nick Lawrence discussed Tax Abatement, ERA, EDTA, RDD Project Update on Compliance, Timelines, Target Areas, and Areas of Interest. Future discussion and approval will be required by the Commission.

South Clarksville Traffic Impact Study...R.W. Moore reports that the study is in progressing along steadily. No project delays at this time.

Bridge 160...Motion to approve auxiliary services. It has been determined that some supplemental work will be needed in order to update the information from the previous project. \$3,700 environmental allowance & \$1,350 survey allowance. Redevelopment Director Dylan Fisher recommends the Commission authorize Clark Dietz to perform the supplement work as presented. Upon the recommendation of Redevelopment Director Dylan Fisher a motion to approve was made by Commissioner Slone, seconded by Commissioner Voignier, and carried by a 4/0 vote.

Legal Business - None

Unfinished Business...

Sam Gwin and Lombardy Traffic Lights...Motion to reimburse the Unit for the constructions costs above and beyond the \$2,000,000 budget. Motion to approve was made by Commissioner Fetter, seconded by Commissioner Slone, and carried by a 4/0 vote.

New Business...

Reconstruction of Riverside Drive...Upon the recommendation of Redevelopment Director Dylan Fisher for the Commission to authorize staff to begin the formal process to reprogram the FY 2020 Preliminary Engineering (PE) funds and acknowledge the Commission would be responsible for funding all PE costs if the funds are reprogrammed. Motion to approve was made by Commissioner Voignier, seconded by Commissioner Fetter, and carried by a 4/0 vote.

DIRECTOR'S REPORT SEPTEMBER 26, 2017

Activities from 8/23/2017 – 9/24/2017

1. SCHOOL FUNDING GRANT

- I have received submissions from Clarksville Community School Corporation and Greater Clark Community School Corporation at this time.

2. GATEWAY CROSSING

- The contractor began their last construction phase the week on September 25, 2017.
- There should be a discussion on the future use of the Commission owned property at an upcoming meeting.
- Director Fisher would like to prepare an RFP for the purchase and development of the property along Eastern Blvd.

3. BROADWAY DISTRICT

- The two structures along Horn Street that were donated to the Commission have been demolished.
- The contractor for the Leisure Way Water Main Extension project began work the week on September 18, 2017.

4. 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:
 - Lewis and Clark Trail Project
 - Veterans Parkway Repaving
 - Gateway Crossing Public Improvements
 - Leisure Way Water Extension
 - Cunningham Campers
- Director Fisher attended various meetings regarding the following projects and plans:
 - Lombardy Drive and Sam Gwin Traffic Light Installation Project
 - Blackiston Mill Road Widening Project (INDOT)
 - Stansifer Avenue Fire Station
 - South Clarksville Redevelopment Plan
 - Clarks Landing Mixed Use Zoning Ordinance Update
- Director Fisher attended the Grand Opening for PetFirst Healthcare, LLC.
- 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 conducted various grant administration tasks.
- Director Fisher prepared claims for and attended the September Historic Preservation Commission meeting.

Other New Business...None

Approval of Claims... Upon the recommendation from Redevelopment Director Dylan Fisher to approve the regular register of claims, Commissioner Fetter made a motion to approve the register as presented in the amount of \$352,084.13, seconded by Commissioner Slone, and carried by 4/0 vote. Upon the recommendation from Redevelopment Director Dylan Fisher to approve the bond register of claims, Commissioner Fetter made a motion to approve the register as presented in the amount of \$27,639.60, seconded by Commissioner Slone, and carried by a 4/0 vote.

Adjournment...There being no further business to come before the Commission at this time, a motion to adjourn the September 26, 2017 meeting of the Clarksville Redevelopment Commission at 9:29 P.M. was made by Commissioner Voignier, seconded by Commissioner Slone, and carried by 4/0 vote.

Minutes Approved by the Clarksville Redevelopment Commission _____.

A.D. Stonecipher

David Fisher (Absent)

Paul Fetter

Jennifer Voignier

Don Slone