

MINUTES OF THE FEBRUARY 27, 2018 MEETING OF THE REDEVELOPMENT COMMISSION

A meeting of the Redevelopment Commission was called to order on February 27, 2018 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, Jennifer Voignier, John Gilkey, Brian Wickens and Bill Wilson. **Members Absent:** none

Also Present: Redevelopment Director Dylan Fisher, Town Manager Kevin Baity, Redevelopment Commission Attorney Chris Sturgeon, Jim Sillman with Jacobi, Toombs, and Lanz, Inc. Richard Moore with R.W. Moore Engineering, Matt Gullo with Kovert Hawkins, Catherine Pallotta with Core Strategies, Utility Director Brittany Montgomery, Parks Superintendent Brian Kaluzny, and Administrative Assistant Anita Neeld.

Approval of Minutes: Commissioner Gilkey made a motion to approve the minutes of the 1/23/18 Executive Session, seconded by Commissioner Voignier, and carried by a 5/0 vote.

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

- A. **Lombardy Drive Improvements and Traffic Signal at Sam Gwin Drive-**
Currently waiting on good weather to complete punch list items.
- B. **Lewis and Clark Trail Project**... The remaining shaft has been retested and results were recently received are being reviewed. JTL is coordinating approval of the gabion wall design. Completion date has been extended due to weather conditions.
- C. **Leisure Way Water Main Extension**...JTL received revised as-built plans from the contractor and submitted them to IAWC.
- D. **CSX Trail**...Topographic survey of the project area is complete and design is underway. Ready for construction July 2018.
- E. **Woerner Avenue Design Development**... Progress meetings held. Coordinating floodwall design with the US Army Corps of Engineers. March 15, 2018 next scheduled meeting.

Stansifer Ave. Fire Station... Matt Gullo with Kovert Hawkins reported that the project was currently out for bids. Bids would be opened at 2:00 PM on Tuesday, March 6, 2018. A contract awarding the project to the lowest responsive bidder will be presented at the March meeting.

Reconstruction of Woerner Avenue...Catherine Pallotta with CORE Planning Strategies presented a monthly update on the Woerner Avenue project. She presented information and samples of the construction materials that are being recommended for this project. Catherin asked that the Commission members give proper consideration, to the examples she presented, prior to the March meeting.

Blackiston Mill Road Project...Utility Director Brittany Montgomery reported that INDOT should be approving phase 1 (Lewis & Clark to the North Kroger Drive Entrance) of this project in the near future. Utility Director Montgomery presented a proposed contract from Lochmueller Group Inc. to complete the necessary right-of-way services for Phase 1, in the amount of \$51,000.00. A motion was made by Commissioner Fetter to approve the contract presented, seconded by Commissioner Gilkey and carried by a 5/0 vote.

South Clarksville Traffic Impact Study... Dustin Riechmann with the Lochmueller Group, sub-consultant to R. W. Moore Engineering on the South Clarksville Traffic Impact Study, presented the final findings of the South Clarksville Redevelopment Plan.

Legal Business...

R-2018-5...A resolution approving and adopting list of real property and interests in real property to be acquired for Woerner Avenue. This resolution is an updated list from the original resolution 2016-R-1 and authorizes the Redevelopment Director, either directly or by agents, to negotiate the acquisition of the identified properties. A motion was made by Commissioner Fetter is approve Resolution R-2018-5, seconded by Commissioner Wickens and carried by a 5/0 vote.

Unfinished Business...

Approval of Agreement for 2018-2020 School Grant Program with Clarksville Community School Corporation... The Clarksville Redevelopment Commission agrees to fund CCSC \$240,000.00 annually for education and training program established for the purchase of mobile electronic tablets and associated software and hardware for the students. A motion was made by Commissioner Fetter to approve the funding to CCSC, seconded by Commissioner Voignier and carried by 5/0 vote.

Approval of Agreement for 2018-2020 School Grant Program with Greater Clark Sounty Schools... The Clarksville Redevelopment Commission agrees to fund GCCS \$160,000.00 annually for education and training program established for the purchase of smart boards for student classrooms. A motion was made by Commissioner Fetter to approve the funding to GCCS, seconded by Commissioner Voignier and carried by 5/0 vote.

New Business...

Lewis and Clark Pkwy and Ryan Lane Infill Area...Director Fisher presented a contract with Kovert Hawkins for an amount not to exceed 11,400.00, to design roadway

improvements, subdivision layout and mixed use commercial centers for the plot of land fronting Lewis and Clark Pkwy for the purpose of the sewer realignment project along Ryan Lane. A motion was made by Commissioner Voignier recommending moving forward with Kovert Hawkins contract not to exceed \$11,400.00. The motion was seconded by Commissioner Gilkey and carried by 5/0 vote.

Phase II Environmental Service for the West Riverfront Area... Director Fisher recommends the Commission to enter into a contract with SME for completing of Phase II at Cab-X for \$19,300.00. Motion to approve the \$19,300.00 Phase II contract with SME was made by Commissioner Gilkey, seconded by Commissioner Fisher and carried by a 5/0 vote.

DIRECTOR'S REPORT FEBRUARY 27, 2018

Activities from 1/23/2017 – 2/23/2018

1. CSX RAIL CORRIDOR ACQUISITION

- The Town Council approved condemnation proceeding during their February 6, 2018 meeting.
- A public hearing for remonstrance has been schedule for the March 6, 2018 Town Council meeting.
- A second appraisal for the .355 acres of property to be obtained from Duke Energy Co. will be ordered by Director Fisher.
- Negotiations to obtain the .355 acre property will commence once the second appraisal is complete.

2. BROADWAY DISTRICT IMPROVEMENTS

- Director Fisher began reevaluating the proposed public improvements for the Broadway District to identify short term (3-5 year) capital improvements projects for the Commission to move forward with implementing the goals and objectives of the various plans and studies pertaining to the area.
- Director Fisher referenced the 2016 Broadway District Traffic Impact Study by Lochmueller Group, the 2016 Broadway District Stormwater Study by Strand Eng., and the 2017 Clarksville Parks Master Plan to begin developing the capital improvement list.

3. RIVERSIDE DRIVE RFP

- Director Fisher received four responses to the Town's INDOT published RFP for preliminary engineering (PE), ROW services, and construction engineering (CE) services on the Riverside Drive project.
- The final results of the scoring committee have not be determined at this time. A consultant is expected to be selected in March based upon the results of the scoring committee and negotiations with the top scorer.

- Partial Federal funding for the PE segment of that project has been secured by staff totaling \$150,000 in FY 2018. Staff will continue to work towards securing additional funds.
- The project will continue to move forward ahead of schedule.

4. MISC. ACTIVITIES

- Director Fisher met and spoke with several developers/parties interested in doing or growing a 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
 - Gateway Crossing Public Improvements
 - Home 2 Suites
 - Cunningham Campers
- Director Fisher attended various meetings regarding the following projects and plans:
 - Reconstruction of Woerner Ave.
 - Stansifer Avenue Fire Station
 - Blackiston Mill Road Widening
 - Clarks Landing Mixed Use Zoning Ordinance Update
 - Browns Station Way Corridor
 - New Public Works Facility
 - Central Trail Project (CSX Corridor)
 - West Riverfront – RHC
 - Extension of Sam Gwin
 - Ryan Lane Utility Improvements
 - South Clarks Blvd. and Newman Ave. Drainage Improvements
- Director Fisher attended the January 26, 2018 Falls of the Ohio Foundation Leadership Council meeting. He attended the meeting as a guest speaker to discuss the South Clarksville Redevelopment Plan and Clarksville's ongoing efforts to implement the goals and objectives of the Plan.
- Director Fisher attended the KIPDA working group meeting on January 26, 2018 as a representative for the Town.
- Director Fisher attended a meeting with representatives from the U.S. Army Corps of Eng., Falls of the Ohio State Park, River Heritage Conservancy, and other staff to review the findings of the U.S. Army Corps of Eng.'s most recent hydrology study.
- Director Fisher attended ISI's Economic Development Council meeting on February 21, 2018.

- Director Fisher attended the monthly Clark-Floyd Counties Conventions & Tourism Bureau meeting on February 21, 2018.
- Director Fisher attended the annual public breakfast meeting for the Clark-Floyd Counties Conventions & Tourism Bureau on February 21, 2018.
- Director Fisher attended a monthly project coordination meeting with the IN Amer. Water Co. and other Town staff on February 13, 2018.
- Director Fisher traveled for Fishers, IN with Jacob Arbital and Ashley Woolsey with the Planning and Zoning Department to meet with representatives from Fishers Planning and Zoning Department to discuss the development and implementation of the Nickle Plate District Form-Based Code on February 23, 2018.
- 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.

Approval of Claims... Upon the recommendation from Redevelopment Director Dylan Fisher to approve the regular register of claims, Commissioner Gilkey made a motion to approve the register as presented in the amount of \$190,849.09 seconded by Commissioner Fetter, and carried by 4/1 vote, with Commissioner Wickens abstaining. Upon the recommendation from Redevelopment Director Dylan Fisher to approve the bond register of claims, Commissioner Gilkey made a motion to approve the register as presented in the amount of \$26,079.05 seconded by Commissioner Fetter, and carried by a 4/1 vote, with Commissioner Wickens abstaining.

Adjournment...There being no further business to come before the Commission at this time, a motion to adjourn the February 27, 2018 meeting of the Clarksville Redevelopment Commission at 8:18 P.M. was made by Commissioner Voignier, seconded by Commissioner Fetter.

Minutes Approved by the Clarksville Redevelopment Commission on March 27, 2018.

A.D. Stonecipher

John Gilkey

Paul Fetter

Jennifer Voignier

Brian Wickens