

MINUTES OF THE JANUARY 22, 2019 MEETING OF THE REDEVELOPMENT COMMISSION FOR THE TOWN OF CLARKSVILLE

A meeting of the Redevelopment Commission was called to order on January 22, 2019 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, John Gilkey and Bill Wilson. Members absent: Bryan Wickens

Also Present: Redevelopment Director Dylan Fisher, Town Manager Kevin Baity, Town Attorney Chris Sturgeon, Parks Superintendent Brian Kaluzny, and Administrative Assistant Anita Neeld

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

Approval of Minutes: Commissioner Fetter made a motion to approve the minutes of a special meeting and executive session held on December 11, 2018, seconded by Commissioner Voignier and carried by 4/0 vote.

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

A. Lewis & Clark Trail Project - Construction... Construction is ongoing on this project. Revised plans for construction involving the levee at Harrison and Bailey were approved by the Corps and forwarded to the contractor (E&B Paving). Work has begun on the revised plan and the completion date is pending suitable weather conditions. Currently working with INDOT and the Contractor negotiating time extension.

B. CSX Trail TOPO Survey, Design, Plans, Specs, CD's... Construction on this project to begin in the spring of 2019. The Flood Levee Modification Permit was submitted and was returned for additional information. Additional information was provided and returned to USACE, waiting on permit to arrive. At a previous meeting, the Town directed to proceed with

5' wide sidewalk. JTL has prepared plat and description and submitted to Town for property acquisition. Director Fisher requested approval from the Commission to provide funding with 80/20 grant match. A motion was made by Commissioner Gilkey, seconded by Commissioner Fetter and carried by 4/0 vote.

C. Woerner Avenue Design Development and Construction Plans and Documents...

Plans and permit were submitted to the USACE for approval. The review is on hold pending Flood Control signing a Memorandum of Agreement with the Corps along with a fee to be established for reviewing projects for the Town. A motion was made by Commissioner Gilkey to enter into an agreement with Flood Control with the amount to be determined at a later date. The motion was seconded by Commissioner Voignier and carried by 4/0 vote. It is anticipated to be signed at the January 25, 2019 Flood Control Meeting. This project will be bid once the Corps permit is approved.

D. Highway Safety Improvement Program Project... Letting took place on January 16, 2019 at INDOT. Hummel Electric was low bidder at \$75,088 out of six bids. Waiting on INDOT to award the contract.

E. Sam Gwin Drive Extension Project... JTL has started the appraisal process. Working on road and storm sewer plans.

F. Progress Way Improvement Project...The Right-of-way resolution and Location Control Route Survey is underway. Two alternates have been prepared. Once the right-of-way has been resolved, JTL will coordinate meetings with utilities to review required relocations and select an alternate for design.

Fire Station #1 Stansifer Avenue...Matt Gullo representing Kovert Hawkins presented updated information on the construction of the new fire station. Completion date set for March 1, 2019.

Riverside Drive Reconstruction... Nick Batta representing Crawford, Murphy, and Tilly presented updated information on the INDOT project. He informed the Commission that Carmen Industries did not grant a right-of-entry to complete an environmental assessment for the project. As such, the project will move forward and the data gap will be addressed later, as needed. The project remains on schedule.

Broadway District Stormwater... Seth Winslow representing Strand presented updated information on the stormwater and roadway projects they are under contract to design. The projects remains on schedule.

Approval of Resolution 2019-R-01... Town Attorney Sturgeon presented Resolution 2019-R-01 - Acquisition of Properties for the CSX Trail Corridor, Kensington Avenue parcels. A motion was made by Commissioner Gilkey to approve 2019-R-01, seconded by Commissioner Fetter and carried by 4/0 vote.

Approval of Resolution 2019-R-02 ...Town Attorney Sturgeon presented Resolution 2019-R-02 – Acquisition of 1219 and 1409 Woerner Ave. A motion was made by Commissioner Voignier to approve 2019-R-02, seconded by Commissioner Gilkey and carried by 4/0 vote.

Approval of Agreement with H. J. Umbaugh & Associates... Town Attorney Sturgeon presented an agreement from H. J. Umbaugh and Associates for Municipal Advisory Services – Tax Increment Bonds for Infrastructure Projects. Following discussion, Director Fisher made a recommendation to approve the agreement as submitted. A motion was made by Commissioner Gilkey, seconded by Commissioner Fetter and carried by 4/0 vote.

Approval of Agreement with United Consulting... Director Fisher presented an agreement from United Consulting for consulting services for the Montgomery Avenue Bike/Ped Multi Modal Connection. Following discussion a motion was made by Commissioner Fetter to approve the agreement as submitted, seconded by Commissioner Gilkey and carried by 3/1 vote with Commissioner Voignier voting nay.

Redevelopment Director Dylan Fisher provided a written outline of activities...

Activities from 11/23/2018 – 1/18/2019

1. SOUTH CLARKSVILLE

- The South Clarksville Form Based Code was adopted by the Plan Commission and Town Council.
- The Redevelopment Commission acquired 1219 Woerner Avenue for the Woerner Avenue project.
- The Redevelopment Commission entered into an agreement to purchase 1409 Woerner Avenue for the Woerner Avenue project.
- The Clarksville Wastewater Department hired MAC Construction for the South Clarksville Wastewater project.

2. GRAVEYARD AUTO SALVAGE YARD PROPERTY – TAX CERTIFICATE PROPERTY

- The U.S. EPA were on site the week of December 17th to mitigate specific hazards and analysis the property for additional feedback and cleanup.
- A final report from their visit has not been provided.
- The Clarksville Public Works Department installed a gate and lock on the property to prevent trespassing.

3. 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:
 - Fire Station No. 1
 - Lewis and Clark Trail

4

- Director Fisher attended various meetings regarding the following projects and plans:
 - Reconstruction of Woerner Ave.Sam Gwin Drive Extension

- Montgomery Avenue Bike and Ped. Project
- Stansifer Avenue Fire Station
- Blackiston Mill Road Widening
- Central Trail Project (CSX Corridor)
- West Riverfront – RHC
- Reconstruction of Riverside Drive
- Broadway District Stormwater Master Plan and Ring Road Extension
- 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 Indiana Economic Development Association Conference on December 13th and 14th in Indianapolis. Director Fisher presented a chronological overview of the Revitalization of Eastern Blvd. at this conference.
- Director Fisher attended the 2019 Board of Directors Retreat for SO IN Tourism on January 16th.
- Director Fisher conducted various grant administration tasks.
- Director Fisher served as the staff administrator for the Historic Preservation Commission.

Broadway District, Lewis, and Clark Parkway RFP... Director Fisher came before the commission with information on the Broadway District and Lewis and Clark Parkway Master Plan. Director Fisher requested approval to release an RFP for this project. A motion was made by Commissioner Fetter to approve the RFP, the motion was seconded by Commissioner Gilkey and carried by 4/0 vote.

Approval of Claims... Upon the recommendation from Redevelopment Director Fisher to approve the regular register of claims totaling \$3,143,927, Commissioner Gilkey made a motion to approve the register, seconded by Commissioner Voignier and carried by 4/0 vote.

Adjournment... There being no further business to come before the Commission at this time, the January 22, 2019 meeting of the Clarksville Redevelopment Commission adjourned at 8:29 P.M.

Minutes Approved by the Clarksville Redevelopment Commission March 4, 2019.

A.D. Stonecipher

John Gilkey

Paul Fetter

Jennifer Voignier

Brian Wickens

