

MINUTES
WEST LAFAYETTE REDEVELOPMENT COMMISSION
Morton Community Center – Multi-Purpose Room
222 N. Chauncey Avenue West Lafayette, Indiana
September 21, 2016

Present: Larry Oates, Chris Campbell, Johari Miller-Wilson, David Sturgeon, Jon Speaker, Brian Bittner

Absent: Patrick Hein

Old Business

Approval of the August 17, 2016 Minutes

Commissioner Speaker moved to approve the August 17, 2016 minutes and Commissioner Sturgeon seconded. The minutes of the August 17, 2016 meeting were approved unanimously.

Project Updates

President Oates told the assembly that Dave Buck would be leaving his current position and spoke about his many projects throughout the city, and thanked Buck for his work.

Happy Hollow Road

Dave Buck spoke about the Happy Hollow Road project. The City has been pressing Rieth-Riley to continue their work and have more crews present along Happy Hollow Road. The crews have been working on the cement stabilization on the southbound side of the road. Once that is complete, they can begin working on creating the road and curb. There was an unforeseen utilities issue, which has caused a bit of a delay. The road will not become two-way until near Thanksgiving or shortly after. Buck explained that asphalt plants and road markings are both temperature dependent, so there is a sense of urgency. The City has explained to Rieth-Riley that the current southbound lane cannot be plowed in its current condition, so there will not be another option but to complete the road by the deadline.

Board of Works approved emergency funds to do bank stabilization work due to erosion from recent heavy rains along Happy Hollow Creek. Storm water funding outside the project funding was used for the erosion correction. There will be revegetation work that will be done, once the new channel is created, so the new alignment will not be used until 2018, once the vegetation becomes established. There are also erosion issues on the downside of the culvert, where a sanitation sewer pipe crosses. Board of Works also approved for funding to repair that area as well.

Commissioner Campbell stated that she drove down Happy Hollow Road and noticed that there was only one vehicle present. She asked why there is not more crews working. Buck stated that they have been asking that question as well. Tom Brooks asked if the project was a state project. Buck responded that it is a federal aid project, but the contract is with Rieth-Riley and INDOT. Buck explained that the City keeps pressing and the reason why the progress is slow is based off

how the contract is structured, as there is no incentive to finish early. Commissioner Campbell asked if the City is paying Rieth-Riley. Buck stated we are paying 20%. Buck explained that the City continues to try to push Rieth-Riley to complete this project as quickly as possible. Buck spoke about how the city has built contracts with incentives to finish early.

CSO Project

Buck spoke about the CSO project. Crews are working at the Quincey and River Road area, installing a control structure, allowing storm water and sewer to be rerouted into the new pipeline that has been installed. Work continues on the roundabout at Tapiwingo and River Road and it is still on schedule to open in November.

Joint Board Updates

Dave Buck gave the joint board updates. The next joint board meeting has been scheduled for October 20 2016. Buck spoke about up-coming projects that are being developed.

Buck spoke about the State Street Project. 60% drawings have been submitted for section 2 of the project. This section includes from Airport Road to US 231 on State Street. Section 1 has been broken down into four individual plan sets. A detailed schedule for road closings to work on these sections is currently being worked up. This is being shown to emergency responders, so routes can be planned. The road closure schedule will be conveyed to the public, once the schedule has been finalized.

Buck spoke about Todd's Creek. A crane permit has been approved to aid in construction of a new bridge for the United Methodist Church. The driveway will be closed for a month and a new entrance will go through Horticulture Park.

President Oates asked when construction drawings will be shared to the Commission. Buck stated that he could share the 60% drawings and the next set will be 90%, which may be more useful to the Commission. Buck explained that he would share the construction detail plans, which would be easier to understand. Oates asked if Ed Garrison and Dave Garwood to have the drawings and the project schedule present at the next Commission meeting.

Fire Department

Tim Heath spoke about the new defibrillators that were acquired by the West Lafayette Fire Department. Firefighters Shaddler and Linder presented the new defibrillators and compared the new equipment to the old equipment that is being replaced. The New defibrillators are now in service. Linder and Shaddler went through the features of the equipment. Commissioner Miller-Wilson asked if the defibrillators produce rhythm strips. Shaddler responded that both the new and old equipment produced rhythm strips, but the newer model also gives the pulse and the O2 levels, which can be handed to the medics. Shaddler continued by stating that the defibrillators can give a history report that shows what was performed on the patient, which gives the medics better information on what do next.

Chief Heath spoke about the new gear washer installed at station 3. Heath explained that the cancer awareness in the department has gone up since the installation of the gear washer and is thankful for the new washer.

Parks Department

Jan Fawley spoke about Happy Hollow ravine footpath. There was a ribbon cutting at the footpath with much positive community response about the new Happy Hollow ravine footpath. Fawley stated that the Redevelopment Commission was the sole provider for the footpath, so she thanked the Commission for their support.

Fawley spoke about the Kingston Trail and the progress. Fawley stated that the project is close to being ready for the bidding process, hopefully in February. Commissioner Campbell asked if there was an additional trail that is bring put in. President Oates and Fawley explained that this trail will connect the Heritage Trail at Kingston and Rose and go all the way to Salisbury in front of the school. She spoke about the trail being fully accessible. Oates explained that there are federal dollars being used with the project as well.

Financial Schedules

Peter Gray explained to the Commission that all materials were presented to the Commission in their meeting packets. There were no further questions by the Commission.

Approval of Claims

KCB TIF Claims

\$25,000.00

Commissioner Campbell moved to ratify the KCB TIF claims previously approved by the Board of Works on August 30. Commissioner Sturgeon seconded.

The roll call vote:

Aye: Chris Campbell, Jon Speaker, David Sturgeon, Larry Oates, Johari Miller-Wilson

Nay:

The motion to approve the payment of the KCB TIF claims in the total amount of \$25,000.00 passed 5-0.

CSO Project Claims

\$430,000.00

Commissioner Campbell moved to approve the CSO Project claims that were previously approved by Board of Works under the Redevelopment's authority on September 13. Commissioner Speaker seconded.

The roll call vote:

Aye: Chris Campbell, Jon Speaker, David Sturgeon, Larry Oates, Johari Miller-Wilson

Nay:

The motion to approve the payment of the CSO Project claims in the total amount of \$430,000.00 passed 5-0.

Levee/Village TIF Claims

\$530,433.58

Commissioner Campbell moved to pay the Levee/Village TIF claims. Commissioner Sturgeon seconded.

The roll call vote:

Aye: Chris Campbell, Jon Speaker, David Sturgeon, Larry Oates, Johari Miller-Wilson

Nay:

The motion to approve the payment of Levee/Village TIF claims in the total amount of \$530,433.58 passed 5-0.

KCB TIF Claims

\$14,127.25

Commissioner Miller-Wilson moved to pay the KCB TIF Claims. Commissioner Campbell seconded.

The roll call vote:

Aye: Chris Campbell, Jon Speaker, David Sturgeon, Larry Oates, Johari Miller-Wilson

Nay:

The motion to approve the payment of KCB TIF claims-State Street Funding in the total amount of \$14,127.25 passed 5-0.

Sagamore Parkway TIF Claims

\$4,832.75

Commissioner Speaker moved to pay the Sagamore TIF claims. Commissioner Campbell seconded.

The roll call vote:

Aye: Chris Campbell, Jon Speaker, David Sturgeon, Larry Oates, Johari Miller-Wilson

Nay:

The motion to approve the payment of the Sagamore TIF claims in the total amount of \$4,832.75 passed 5-0.

Facilities-Update on Old City Hall

Tim Clark updated the Commission on the old city hall. He spoke about the contract the City has entered with Federal Signal for removing the old siren and installing it at the Fire Station No. 2.

The City also entered into a contract with Wintek Corporation to remove the fiber, along with

new servers, from old city hall to our new location at Morton Community Center. AE Redevelopment is taking care of all the hazardous material from the old city hall building. All materials the city wished to keep have been moved out the old building and into a storage unit. American Structure Point had a lower price for demolition of the old city hall building. The drop box will be relocated once a location has been determined. Oates asked if the project is currently under budget. Clark responded yes. Oates asked if Clark felt that once the project is complete, that it would be under budget. Clark responded yes. Oates asked what the time frame is for demolition. Clark stated that there should be grass growing at the site next spring. Commissioner Miller-Wilson asked if the fiber would be moved to the Morton Community Center. Clark explained the relocation process. Commissioner Campbell spoke about the historic records that should be preserved. Clark stated that he has worked with the Clerk's office and trying to figure out what should be duplicated or what is mold free and can be archived. Mayor Dennis spoke about the subject of archiving historic records. Mayor Dennis explained that he spoke to Susan Curtis about preserving historic records and had a guided tour of old city hall to examine what should be preserved and what needs attention.

Oates stated that there is a 40 page asbestos report for the public to review on the city website. Clark also stated that there will be a celebration on the day of demolition.

Department of Development-Director's Vehicle

Erik Carlson spoke about the vehicle. He explained that in the 2016 budget, there was \$20,000.00 that was allocated for the Director of Development for a new vehicle. Carlson explained that the Rental Inspectors moved from the Department of Development to the Fire Department, taking the vehicles that were originally in the Department of Development. Carlson spoke about the collection of three estimates and Bob Rohrman came in with the lowest estimate. He also explained that the \$20,000.00 will not cover the cost entirely, but EDIT funds will cover the remaining amount. Carlson requested for the release of \$20,000.00 for the purchase of a 2017 Subaru Outback, allowing the Board of Works to pay the dealership on the Redevelopment Commission's behalf. Oates asked Peter Gray if the funds were in the Commission's spending plan. Peter Gray confirmed that it was. Commissioner Sturgeon moved to approve to accept the estimate from Bob Rohrman Subaru for \$24,764.00 and of that amount, the Redevelopment Commission will the release the \$20,000.00 for the vehicle and the remainder cost of the vehicle will come from other city funds. Commissioner Miller-Wilson.

The roll call vote:

Aye: Chris Campbell, Jon Speaker, David Sturgeon, Larry Oates, Johari Miller-Wilson

Nay:

The motion to approved to accept the estimate from Bob Rohrman Subaru for \$24,764.00 and of that amount, the Redevelopment Commission will the release the \$20,000.00 for the vehicle and the remainder cost of the vehicle will come from other city funds passed 5-0.

Oates entertained the motion to allow the Board of Works to pay the claim for the \$20,000.00 on behalf of the Redevelopment Commission. Commissioner Speaker moved and Commissioner Campbell seconded the motion. The motion was approved unanimously.

Street Department-Boom-Mower

Doug Payne spoke about the request. Payne asked the Redevelopment Commission to accept the request for the Street Department to accept bids for a boom-mower. Payne stated that because of the recent annexations in West Lafayette, there is a lot of ground that needs to be maintained and a boom-mower would aid in maintaining that land. Payne explained that the boom-mower is more versatile; allowing the user to mow, attach a snowplow, and a use leaf blower for a multi-seasonal use. Oates asked how the Street Department will handle the bid process. Payne explained that they are very specific on the style of boom-mower, so Payne wants to allow to move forward to accept bids for one single axle truck chassis and one truck mounted boom mower. Oates asked if Payne wants Board of Works to open the bids. Payne confirmed that is the case. Oates asked that if a winning bid that meets all the qualifications is selected, would the Street Department bring the bid in front of the Commission for approval. Payne said yes. Commissioner Sturgeon asked if the “boom” part of the mower would be from a specific company or would other companies be able to supply this type of mower. Payne stated that it is a specific mower, but if another company would be able to supply the same specifications, they would consider other bids. Oates asked Peter Gray if there is a line item for this piece of equipment. Gray stated that there is a line item for the Street Department to purchase the piece of equipment. Commissioner Sturgeon moved to allow the Street Department to seek bids on a one single axle truck chassis and one truck mounted boom mower, where the bids are due on October 11 and allow the Board of Works to open the sealed bids on behalf of the Redevelopment Commission. Commissioner Campbell seconded.

The roll call vote:

Aye: Chris Campbell, Jon Speaker, David Sturgeon, Larry Oates, Johari Miller-Wilson

Nay:

The motion to approve the Street Department to seek bids on a one single axle truck chassis and one truck mounted boom mower, where the bids are due on October 11 and allow the Board of Works to open the sealed bids on behalf of the Redevelopment Commission passed 5-0.

2017 WLRDC Spending Plan

President Oates spoke about the history of the West Lafayette Redevelopment Commission Spending Plan to the Commission and the public. Oates stated that he would like the spending plan to be approved in November and reviewed by the City Council in December. Oates reviewed each item line with the Commission.

Dave Buck spoke about Phase IV of Cumberland Avenue.

Commissioner Campbell asked about the Wabash Landing Garage. Oates spoke about the negotiations for managing the garage and the reasoning behind the need for the Redevelopment Commission to take over maintenance of that garage.

Commissioner Miller-Wilson asked why it appears that 231 North TIF district shows that we are in a hole. Oates explained why this appears that way and the future actions for that TIF district. Commission Miller-Wilson asked that if there an interest in placing emergency information for the public. President Oates stated that there are plans in the works with the Fire Department and the Development's office to get emergency information out on the trails, but that would fall under maintenance and out of the Commissions jurisdictions.

Other

Mayor Dennis spoke about the departure of Dave Buck from City Engineer position and Ed Garrison will be taking Buck's place. The city website will be updated shortly to reflect that change. Mayor Dennis also spoke about updating the protocols and fee schedule for the inspections, which will be handled by the city's Building Commissioner, Chad Spitznagle. The Mayor further explained that the fees have not been changes since 1992 and that the revenue from those fees will fund new staff for the department.

Public Comment

There was no public comment.

Adjourn

The next Redevelopment Commission meeting will be held October 19, 2016 in the multi-purpose room at the Morton Community Center at 8:30 a.m. Commissioner Miller-Wilson moved to adjourn and Commissioner Campbell seconded. The Redevelopment Commission was adjourned at 9:56 a.m.

Johari Miller-Wilson, Secretary

Approved:

Lawrence T. Oates
President