

MINUTES
WEST LAFAYETTE REDEVELOPMENT COMMISSION
609 West Navajo St., West Lafayette, Indiana
Council Chambers

October 17, 2012

The meeting was called to order at 8:30 a.m.

The Pledge of Allegiance was recited.

Secretary Sorensen called the role.

Present: Steve Curtis, Joanna Grama, Peter Gray, Larry Oates, Linda Sorensen,
Janet Elmore

Absent: Dottie Rausch

Old Business:

Minutes

Commissioner Curtis moved to approve the minutes of the September 19, 2012 Redevelopment Commission meeting. Commissioner Sorensen seconded. The minutes were approved as written 5-0.

Project Updates

Public Works Director Dave Buck updated the Commission on the following projects:

- Cumberland Avenue Reconstruction Phase II – Repairs to the telecommunications duct bank that was hit in front of the Friendship House are nearly complete. Dave Buck explained the complexity of the situation and the diligence of Frontier Communications to restore service. Vectren has completed lowering the 10” gas main at the Yeager Road roundabout. Vectren intends to run a new 8” high pressure line along Yeager Road to serve the ARPL site and the Purdue Research Park. The City has requested that Vectren take advantage of the road closure and get as much of the pipe work installed as possible to avoid future delays. Relocations by Duke Energy have been completed. With favorable weather, Rieth Riley still expects the road to be open by Thanksgiving. Landscaping, striping, signage will be done after the road has opened.

- Yeager Road Phase I – Project is complete except for tree installation. Change Orders 12-15 scheduled later in today’s meeting should be the final change orders.

- Yeager Road Phase II – Project includes the area north of Kalberer Road up to the ARPL site. Rieth Riley is on site. Road has been closed effective Monday, October 15. Top soil removal and sanitary sewer work has begun.

- Crack Sealing Project – The project has been completed.

Parks Superintendent Joe Payne updated the Commission on the following projects:

- Wabash Heritage Trail Phase II – The Phase II segment of the trail has been formally accepted by INDOT. Joe Payne gave credit to Stewart Kline of H. Stewart Kline and Associates, for design engineering and construction inspection services for the project. Checks from INDOT for liquidated damages regarding INDOT’s contractor failure to perform on-time are expected. Work on the trail project is continuing. A third phase includes hazardous tree removal along the trail on River Road. Landscape work on the corner of SR443/SR43 is scheduled to begin by American Indiana Water. Duke Energy has yet to install the new pole and provide power at the new shelter. Erosion control/seeding is underway while work to improve safety for motorists, pedestrians and trail-users is ongoing.
- Happy Hollow Ravine Footpath – A preliminary design has been developed and is under review. The project will consist of a boardwalk with a slip resistant surface to get from the corner of Grant and Salisbury to the paved part of the trail and be constructed over time.
- Neighborhood Park – Equipment and design is under review by the neighborhood committee. Equipment will be priced and presented to the Redevelopment Commission for approval upon acceptance of a design.

Fire Chief Heath updated the Commission on the following project:

- Fire Station No. 3 – Commission President Oates commented the tour of Fire Station No. 3 has been postponed due to public safety concerns. Chief Heath stated exterior concrete work is nearing completion. The equipment bay is 80% complete, drywall is up and primed. Ceilings will be finished after equipment cabling installation. The project is on schedule and within budget.

Director of Development Chandler Poole updated the commission on the following project:

- Wabash Landing Parking Garage Maintenance – A meeting with LINK Management is scheduled for Friday, October 19 to report on required maintenance and quotes for the first year’s maintenance work.

2013 Spending Plan

President Oates requested questions or comments regarding the 2013 plan.

Other

There was no further old business.

New Business:

Review of Financial Reports

Redevelopment Commission Treasurer Judy Rhodes reviewed the financial reports which reflected normal transactions and current claims. Treasurer Rhodes commented the process of reviewing project allocations and encumbrances has begun. The release of funds, previously reserved for projects and not currently needed, will be requested. This will result in an increase in the cash balances for the 2013 spending plan. Treasurer Rhodes commented no formal notice has been received from the county assessor's office regarding assessed valuation.

Payment of Claims

Sagamore Parkway TIF Claims \$32,052.28

Commissioner Grama moved to pay the Sagamore Parkway TIF claims. Commissioner Curtis seconded.

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion to approve the payment of the Sagamore Parkway TIF claims in the total amount of \$32,052.28 passed 5-0.

KCB TIF Claims \$56,252.67

Commissioner Sorensen moved to pay the KCB TIF claims. Commissioner Gray seconded.

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion to approve the payment of the KCB TIF Surplus claims in the total amount of \$56,252.67 passed 5-0.

Levee/Village TIF Claims \$24,548.82

Commissioner Curtis moved to pay the Levee/Village TIF claims. Commissioner Sorensen seconded.

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion to approve the payment of the Levee/Village TIF claims in the total amount of \$24,548.82 passed 5-0. Claims previously approved by the Board of Works on behalf of the Redevelopment Commission were provided for reference.

Wabash Heritage Trail Ph. II Supplement No. 1 – H. Stewart Kline & Associates

Joe Payne reviewed the supplement for additional construction inspection engineering services in the amount of \$85,715.62 due to the extended time required for the project. A progress summary sheet detailing the reduction in construction costs and the increase in engineering services for phases I and II of the project was provided. Liquidated damages due from INDOT for the time overrun of the contract will cover Supplement No.

1. Commissioner Gray moved to amend the West Lafayette Wabash Heritage Trail Extension Phase II Construction Inspection Services Supplemental Agreement No. 1 with Appendix "D" Compensation, Section A, Paragraph 4 amended to increase the total compensation from \$85,715 to \$85,716, thereby increasing the total compensation to the consultant to \$175,716. Commissioner Grama seconded.

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion to amend the Construction Inspection Services Agreement Supplemental Agreement No. 1 as indicated passed 5-0.

Commissioner Sorensen moved to approve the West Lafayette Wabash Heritage Trail Extension, Phase II DES No. 0810347 Construction Inspection Services Agreement Supplemental Agreement No. 1 as amended. Commissioner Gray seconded.

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion passed 5-0.

Yeager Road Ph. I – Change Order Nos. 12 -15 – INDOT

Dave Buck explained the change orders to the contract which should be the final change orders to the project. The four change orders result in a net increase to the project of \$2,147.38 and bring the contract total to \$2,400,347.66. The project is under budget and on schedule. Commissioner Curtis moved to approve Change Order Nos. 12, 13, 14 and 15 to the INDOT contract for Yeager Road. Commissioner Gray seconded.

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion passed 5-0.

Other

Happy Hollow Park Additional Work

Joe Payne described the additional improvements to Happy Hollow Park near shelters 3 and 4 which include additional parking, safety improvements to the pedestrian bridge and the road between the two shelters. Improvements include fencing, light pole replacement, speed table installation, and asphalt sealing in the approximate amount of \$49,000. Funding for the proposed project was explained by President Oates and Treasurer Rhodes. Commissioner Curtis moved to approved the additional work in Happy Hollow Park and authorize the Board of Works to approve contracts related to the project in an amount not to exceed \$49,000. Commissioner Gray seconded.

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion passed 5-0.

Resolution RC 2012-15

Commissioner Gray moved to approve Resolution RC 2012-15 A Resolution authorizing the transfer of funds which will be used towards the additional Happy Hollow improvements. Commissioner Sorensen seconded. The resolution transfers \$33,500.00 from account 77-366 Levee/Village TIF Street Resurfacing to account 77-431 Levee/Village Park Improvements.

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion passed 5-0.

Redevelopment Commission Attorney Tom Brooks, Jr. announced a meeting of the Economic Development Commission on Tuesday, October 23 at noon in the Lower Level Conference Room at City Hall. Preliminary approval of the economic development bonds for Metro Fibernet up to \$2,500,000 and a recommendation to the West Lafayette Common Council is on the agenda. In December, Metro Fibernet will return to the Redevelopment Commission to request the TIF from the personal property be used to pay the bonds and also seek approval of a confirmatory resolution establishing the economic development area for the fiber optic lines.

Commissioner Curtis stated the Redevelopment Commission's Chauncey Walkway Art Project is quite impressive and is a great improvement to the area.

There was no further new business.

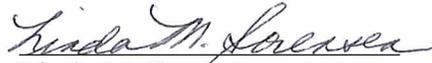
Public Comment

Public Comment was requested. The next meeting was confirmed:

Wednesday, November 14, 2012 – 8:30 a.m.

Adjourn

There being no further new business, Commissioner Sorensen moved to adjourn. Commissioner Grama seconded. The meeting adjourned at 9:45 a.m.


Linda M. Sorensen
Secretary

Approved:



Lawrence T. Oates
President