MINUTES
WEST LAFAYETTE REDEVELOPMENT COMMISSION
609 West Navajo St., West Lafayette, Indiana
Council Chambers
January 22, 2014

The meeting was called to order at 8:32 a.m.

The Pledge of Allegiance was recited. A moment of silence was observed regarding the January 21st incident at the Purdue campus.

Secretary Curtis called the role.

Present: Peter Gray, Larry Oates, Johari Miller-Wilson, Bob Schauer, Steve Curtis,

Absent: Janet Elmore

Old Business:

Peter Gray was sworn in to the West Lafayette Redevelopment Commission for the year 2014 by Mayor John Dennis.

Minutes

Commissioner Miller-Wilson moved to approve the minutes of the December 18, 2013 Redevelopment Commission meeting. Commissioner Curtis seconded. The minutes were approved as written 5-0. Commissioner Gray moved to approve the minutes of the January 2, 2014 Redevelopment Commission meeting. Commissioner Miller-Wilson seconded. The minutes were approved as written 5-0.

Project Updates

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

- Happy Hollow Road Project – Land acquisition is well underway for all the parcels. A request for "letting with exceptions" has been made to INDOT and FHWA (Federal Highway Administration) to go forward since the right-of-way parcels still pending are small in nature. A bid opening in early May is anticipated. Cost estimates have increased due to culvert replacement, drainage work and other modifications to the project.

- Cumberland Avenue Ph. III Project – Project design is about 90% complete. An open house meeting has been scheduled for February 19, 2014 to review the overall corridor, the study and final design recommendations for Cumberland Ave. between Salisbury Street and Soldiers Home Road. Construction and bidding schedules will also be discussed. Contact information will also be shared to keep up to date with project. Land acquisition is well underway with a July bid opening and construction to occur from August 2014 to October 2015.

- Salisbury Street Ph. III Project – Land Acquisition is nearing completion. Milestone is preparing submittals and schedule for a preconstruction meeting in mid-February. Construction is expected to begin in late March beginning with the waterline relocation. The project includes the area from Rainbow Dr. to U.S. 52 and includes raising the intersection at Navajo and Salisbury.

- Navajo St., Ph. I Project – Survey and design work has begun. The project includes the repair of portions of Navajo Street as well as the repair of sidewalks, curbs, driveways from Salisbury Street to Indian Trail. New sidewalk installation in missing sidewalk gaps for connectivity to ensure ADA access is included.

- Mid-Block Crossings Project – Final tracings are complete. A March letting is scheduled. Construction is scheduled from May to August 2014. A supplement to finish design work and complete inspection for the project is on today's agenda.

- Northwestern Ave. Ph. III – Contract is on today's agenda.

- Perimeter Parkway Ph. 1A Pt. 2 – Study on an alignment change is wrapping up. Meeting with Purdue and PRF one last time before meeting with the Area Plan Commission to begin the formal process to adopt the revised alignment. Design work will resume once that process has been completed.

- Cattail Trail Extension – Stage 3 plans have been completed and submitted. The extension covers the trail from Yeager Rd and the Northwestern roundabout to the west side of the 52 intersection at Cumberland Avenue. A May letting schedule is planned with construction from July to October. Lighting along the trail is being researched.

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

- Cattail Trail Extension Project – INDOT has requested additional geotechnical analysis for some of the short block wall of the ramp bridge portion of the trail.

- Happy Hollow Park Ravine Footpath Repair – Some additional work was completed this past month before the project was shut down due to weather.

Development Director Chandler Poole updated the Commission on the following Projects:

- State Street Master Plan – The process is continuing. Meetings have been held with MKSK to discuss various themes that have emerged. The next public sessions are scheduled for February 13, 2014 from 11:30 – 1:30 at the Stewart Center on the Purdue campus and 5:30 until closing at the West Lafayette Public Library. Ideas or thoughts regarding the plan can still be posted on the State Street Master Plan Facebook page.

- Fire Station No. 3 – The one year inspection has been completed. Issues that need to be addressed or corrected should be completed by the end of February. All items are covered by warranty.

Other

There was no further old business.

New Business:

Review of Financial Schedules

Redevelopment Commission Treasurer Judy Rhodes stated the approved 2014 Spending Plan has been set in place as current year project appropriations. Carryovers are listed in the carryover project encumbrance section of the financial schedules. This will allow tracking of ongoing projects as well as new projects undertaken this year. Several of the early year debt service payments have been made.

Request to Purchase Vehicles – Police and Fire Department

Deputy Police Chief Chris Leroux requested permission to purchase a 2014 Chevy Tahoe in the amount of $26,097.70. Funding for the vehicle purchase will be taken from the 2014 allocation of $27,000.00. Deputy Fire Chief Tony Schutter requested permission to purchase a four-wheel drive 2014 Chevy Tahoe in the amount of $29,521.00. The 2014 allocation for the vehicle is $29,000.00 Deputy Chief Schutter stated $521.00 of the purchase which is above the allocation will be paid from Fire Department funds. Commissioner Miller-Wilson move to approve the purchase of two Chevy Tahoe vehicles from Kelley Chevrolet, one in the amount of $26,097.70 for the Police Department K-9 Vehicle and the second vehicle for the Fire Department in the amount of $29,521.00 of which $29,000.00 will be paid from the 2014 allocation and the balance of $521.00 to be paid by the Fire Department. Commissioner Gray seconded.

The roll call vote:
Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis
Nay:
The motion passed 5-0.

LINK Management - Agreement for Project Management Services

Chandler Poole explained that the agreement which was for project oversight of the lighting upgrade at the Wabash Landing Parking Garage. The agreement is for the total amount of $3,600.00 which will be taken from the Levee/Village Development Incentives allocation. Commissioner Gray moved to approve the agreement between the Redevelopment Commission for the City of West Lafayette and LINK Management, Inc. in the amount of $3,600.00 for project management services for the oversight of the Wabash Landing Parking Garage Lighting Upgrade Project. Commissioner Miller-Wilson seconded.

The roll call vote:
Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis
Nay:
The motion passed 5-0.

Payment of Claims

KCB TIF Claims **$100,045.10**

Commissioner Miller-Wilson moved to pay the KCB TIF claims. Commissioner Curtis seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion to approve the payment of the KCB TIF claims in the total amount of $100,045.10 passed 5-0.

Levee/Village TIF Claims **$119,658.39**

Commissioner Miller-Wilson moved to pay the Levee/Village TIF claims. Commissioner Curtis seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion to approve the payment of the Levee/Village TIF claims in the total amount of $119,658.39 passed 5-0. Additional claims previously approved by the Board of Works on behalf of the Redevelopment Commission were provided for reference.

Request to Negotiate Agreement – 720 Building Road Improvement

Chandler Poole summarized the 720 Building Project across the street from the Mackey Arena. He requested permission to enter into negotiations with the building owner, Campus Acquisitions. Road design for truck access to the rear of the building without residential neighborhood interference will be addressed. Chandler Poole expects to present an agreement at the February meeting of the Commission. Funding for the agreement will come from the Levee/Village Development Incentives allocation. Commissioner Gray moved to authorize the Department of Development to begin negotiating an agreement between the Redevelopment Commission for the City of West Lafayette and the owners of the 720 Bldg. along Northwestern Avenue with regard to potential road improvements. Commissioner Miller-Wilson seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis

Nay:

The motion passed 5-0.

Request to Purchase Vehicles and Equipment

Deputy Chief Leroux requested approval to purchase four 2014 Dodge Charger patrol cars from Fletcher Chrysler Dodge at $22,795 each for a total $91,180.00 which is slightly under budget. Deputy Chief Leroux additionally requested approval to purchase equipment in the amount of $13,882.67 from Waymire A.P.S., Inc. for the previously approved Chevy Tahoe K-9 vehicle.

Deputy Chief Tony Schutter requested permission to order equipment from Waymire A.P.S., Inc. in the amount of $13,306.19 which is $294.19 over the budgeted amount. The overage will be paid from Fire Department funds. Vehicles which are being replaced will be distributed for use by other City Departments. Commissioner Curtis moved to approve the expenditure of $91,180.00 for the purchase of four 2014 Dodge Charger squad cars and the purchase of equipment for the 2014 Chevy

Tahoe Police K-9 vehicle from Waymire A.P.S. in the amount of $13,882.67 and also approve the purchase of equipment for the Fire Department 2014 Chevy Tahoe Command Vehicle in the amount of $13,306.19 with $13,012.00 from Redevelopment Commission funds and the balance of $294.19 paid from Fire Department funds. Commissioner Miller-Wilson seconded.

The roll call vote:
Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis
Nay:
The motion passed 5-0.

Resolution RC 2014-2 – Transfer of Funds

Dave Buck explained the reasons and the projects affected by the transfer. Commissioner Gray moved to approve Resolution RC 2014-2 A Resolution Requesting the Transfer of Funds from Account No. 77-542100 Road Construction/Capital Outlays to Account No. 77-530011 Engineering Services/Other Services and Charges in the amount of $182,000.00. Commissioner Curtis seconded.

The roll call vote:
Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis
Nay:
The motion passed 5-0.

Supplement No. 1 – HSIP – Mid-Block Crossing – Butler, Fairman & Seufert Inc.

Supplement No. 1 to the base agreement with Butler, Fairman & Seufert Inc. provides for additional preliminary engineering and inspection services for road design changes to the scope of the project. Commissioner Gray moved to approve Supplement Agreement No. 1 in the amount of $67,025.00 between the Redevelopment Commission for the City of West Lafayette and Butler, Fairman & Seufert, Inc. for the HSIP Pedestrian Crosswalks contract. Commissioner Curtis seconded.

The roll call vote:
Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis
Nay:
The motion passed 5-0.

Supplement No. 4 – Happy Hollow Rd. – United Consulting

Dave Buck requested the Commission grant the authority to the Board of Works to approve Supplement No. 4 with United Consulting for additional design services for Happy Hollow Road in the total amount of $56,500.0 which brings the total contract amount to $674,125.00. Commissioner Gray moved to grant the authority to the Board of Works to approve Supplement Agreement No. 4 between the City of West Lafayette and United Consulting for work on the Happy Hollow Project in the amount of $56,500.00. Commissioner Curtis seconded.

The roll call vote:
Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis
Nay:
The motion passed 5-0.

Agreement – Northwestern Avenue Ph. III – Butler, Fairman & Seufert, Inc.

Dave Buck requested approval of the contract with Butler, Fairman & Seufert, Inc. to begin engineering and survey work for Phase III of the Northwestern Avenue Corridor Improvement Project.

Commissioner Curtis moved to approve the contract between the Redevelopment Commission for the City of West Lafayette and Butler, Fairman & Seufert, Inc. in an amount not to exceed $125,000.00 for engineering work on Northwestern Avenue Phase III. Commissioner Miller-Wilson seconded.

The roll call vote:
Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis
Nay:
The motion passed 5-0.

Other

Commissioner Miller-Wilson moved to approve the addition of $975.00 for incidental expenses to the previously approved HSIP Mid-Block Crossing project Supplemental Agreement No. 1 between the Redevelopment Commission for the City of West Lafayette and Butler, Fairman & Seufert Inc. Commissioner Gray seconded.

The roll call vote:
Aye: Gray, Miller-Wilson, Oates, Schauer, Curtis
Nay:
The motion passed 5-0.

Commissioner Miller-Wilson moved to approve the addition of $500.00 for incidental expenses to the previously approved Happy Hollow Road Project Supplement No. 4 for additional design services to the agreement with United Consulting and the City of West Lafayette Board of Works and grant authority to the Board of Works to approve Supplement No. 4. Commissioner Gray seconded. There was no further new business.

Public Comment

Public Comment was requested. The next meeting date was confirmed:

Wednesday, February 19, 2014 @ 8:30 a.m.

Adjourn

There being no further new business, Commissioner Miller-Wilson moved to adjourn. Commissioner Schauer seconded. The meeting adjourned at 9:38 a.m.

Stephen B. Curtis
Secretary

Approved:

Lawrence T. Oates
President