MINUTES
WEST LAFAYETTE REDEVELOPMENT COMMISSION
Morton Community Center – Multi-Purpose Room
222 N. Chauncey Avenue
West Lafayette, Indiana
August 20, 2014

The meeting was called to order at 8:33 a.m.
The Pledge of Allegiance was recited.
Secretary Curtis called the role.
Present: Johari Miller-Wilson, Bob Schauer, Larry Oates, Steve Curtis
Absent: Peter Gray, Janet Elmore

Old Business:

Minutes

Commissioner Curtis moved to approve the minutes of the July 16, 2014 Redevelopment Commission meeting. Commissioner Schauer seconded. The minutes were approved as written 4-0.

Project Updates

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

- Happy Hollow Road Project – INDOT has officially awarded the contract to Rieth Riley Construction Co. A corrected invoice from INDOT is still outstanding. Additional program federal funding has been added from MPO (Metropolitan Planning Office) office which results in less local match to be invoiced. A tech highway meeting is scheduled for this afternoon.

- Cumberland Avenue Ph. III Project – The Cumberland Elementary School parking lot expansion and driveway construction have been substantially completed on time by Milestone Contractors. Coordination with the school corporation is ongoing for daily drop off and pick up and working smoothly. Milestone has also set up the traffic maintenance plan as the storm sewer installation and ongoing utility relocation move forward.

- Salisbury Street Ph. III Project – Milestone Contractors met the contract date for having the road open to two-way traffic. They are continuing to wrap up pavement markings, signs, sod and landscaping over the coming weeks. A walk-through inspection is scheduled for the third week in September. A final change order will be submitted after the walk-through which is expected to result in a significant reduction.

- Mid-Block Crossings Project – Work is complete and inspector is working on the final construction record to submit to INDOT for final audit. A quote from Globe Asphalt for $9,800 for decorative pavement marking treatment at Tapawingo has been received. Pavement marking installation will be coordinated with repair work on the Meyer Pedestrian Bridge.

- Cattail Trail Extension Project – INDOT has award the project to Milestone Contractors and issued the notice to proceed. The invoice from INDOT has been received and paid. A preconstruction meeting has been scheduled for August 28. The project covers the trail along Sagamore Parkway between Cumberland Ave and Neil Armstrong Drive connecting two pieces of trail. Construction will begin this fall.

- Northwestern Avenue Safety Improvements Phase III – Lane restrictions were removed by Rieth Riley on the completion date. Some lane restrictions will occur during the day on a day-to-day basis. Work is continuing on lighting, fences and signal equipment.

Redevelopment Commission President Larry Oates congratulated Joe Payne on his upcoming retirement and thanked him for his work as Parks Superintendent for many years. Joe Payne updated the Commission on the following project:

- Cumberland Park Dining Court – The shade shelter for the north end of the Farmers Market site has been ordered. Simon Construction will install the concrete and the steel posts for the structure. The shade sail manufacturer will measure, fabricate and install the sail after the post installation. An October completion date is anticipated.

- Happy Hollow Ravine Footpath Repair – Work on the first phase is nearing completion from the bottom as you go up the ravine at Salisbury and Grant Streets. Work will start next month on replacing the footbridge in the middle.

Other

There was no further old business.

New Business:

Review of Financial Schedules

President Oates noted the invoice for MKSK listed on line 107 for $212.85 was listed in error and will not be paid today. The August 2014 financial schedules were presented.

Public Works Director Dave Buck introduced Doug Payne, the new West Lafayette Street Commissioner.

Quote No. 1033 Acceptance – ATMS Project – Wintek Corporation

Quote No. 1033 from Wintek Corporation was for a one-time fee for fiber lateral connections from the controller to the fiber back bone provided by Wintek for 10 locations at $2,500 each. Commissioner Miller-Wilson moved to accept Quote No. 1033 from Wintek Corporation for the City of West Lafayette Traffic Cabinets Fiber Construction in an amount not to exceed $25,000. Commissioner Schauer seconded.

The roll call vote:
Aye: Miller-Wilson, Schauer, Oates, Curtis
Nay:
The motion passed 4-0.

Payment of Claims

Sagamore Parkway TIF Claims **$13,219.55**

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

The roll call vote:

Aye: Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion to approve the payment of the Sagamore Parkway TIF claims in the total amount of $13,219.55 passed 4-0.

KCB TIF Claims **$28,840.89**

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

The roll call vote:

Aye: Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion to approve the payment of the KCB TIF claims in the total amount of $28,840.89 passed 4-0.

Levee/Village TIF Claims **$664,502.93**

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

The roll call vote:

Aye: Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion to approve the payment of the Levee/Village TIF claims in the total amount of $664,502.93 passed 4-0. A listing of claims paid by the Board of Works on behalf of the Commission was provided for reference.

Agreement – Welcome Sign Lighting Repair & Misc. Streetscape Items – Cube & Co.

Chandler Poole requested approval of the agreement with Cube & Co. for repair to the "Welcome" signs on Sagamore Parkway, lighting repairs to the sign at Fowler and Wiggins and other miscellaneous streetscape repairs in the Levee/Village area. An additional charge of $324 to the original proposal of $2,646 for a trash receptacle relocation was explained. Funding for the agreement will be from the Development Incentives line item for the Sagamore and Levee/Village TIF districts as appropriate. Commissioner Miller-Wilson moved to approve an increase in the expenditure from $2,646 to $2,970 with regard to the agreement with Cube & Co. to pay for lighting repair and streetscape improvements. Commissioner Curtis seconded.

The roll call vote:

Aye: Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion passed 4-0. Commissioner Curtis moved to approve the agreement between the West Lafayette Redevelopment Commission and Cube & Co. with regard to the "Welcome" sign lighting repair and miscellaneous streetscape items in an amount not to exceed $2,970. Commissioner Schauer seconded.

The roll call vote:

Aye: Miller-Wilson, Schauer, Oates, Curtis

Nay:
The motion passed 4-0.

Agreement – Signage/Wayfinding – Cube & Co.

Commissioner Miller-Wilson moved to approve the agreement between the West Lafayette Redevelopment Commission and Cube & Co. for work on wayfinding and "Welcome to West Lafayette" signage in an amount not to exceed $6,912. Commissioner Schauer seconded. The agreement will be funded from the Development Incentives allocation.

The roll call vote:
Aye: Miller-Wilson, Schauer, Oates, Curtis
Nay:
The motion passed 4-0.

Fire Truck Bid Proposals

Clerk Treasurer Rhodes stated three responses to the request for bids were received by the designated time. The bids were opened and read aloud as follows:

Fire Truck Bid Proposals		
Opened: August 20, 2014 Redevelopment Commission Meeting		
2014 750-1000 Gallon Custom Pumper with CAFS		
1. Mid America Fire And Safety, LLC Through Ferrara Fire Apparatus, Inc.		$587,633.00
	Less Trade-in	-15,000.00
Total Bid Price, less trade-in		**$572,633.00**
Note: Additional deduct for pre-paint trip if not required	Deduct	-4,000.00
Rowe System	Deduct	-12,828.00
2001 Foam Pro-vs 2002	Deduct	-2,468.00
2 ½ Foam discharge	Add	+6,640.00
Performance Bond, if required	Add	+8,815.00
Options: Rear Camera System	Deduct	-1,1447.00
Elkhart Stinger Deck Gun (gun only)	Deduct	-2,813.00
PPV Fan (Super Vac)	Deduct	-1,988.00
TFT Nozzles	Deduct	-5,974.00
Rescue 42 Struts	Deduct	-3,981.00
2. Kovatch Mobile Equipment		$551,252.00
	Less Trade-in	-30,000.00
Total Bid Price, less trade-in		**$521,252.00**
Options: Credit for deleted inspection trips or amount of fire dept. personnel attending		
Prepayment Options:	100% Prepay	20,112.00
	90% Prepay	18,101.00
	75% Prepay	15,084.00
	50% Prepay	10,056.00
	25% Prepay	5,208.00

Options: Rear Camera System	Deduct	1,425.00
Elkhart Stinger Deck Gun	Deduct	2,640.00
PPV Fan	Deduct	2,150.00
TFT Nozzles	Deduct	7,681.00
Rescue 42 Struts	Deduct	4,775.00
3. Fire Service, Inc.		$603,156.89
	Less Trade-in	-15,000.00
Total Bid Price, less trade-in		**$588,156.89**
Prepayment Discount (w/i 30 days of order)		-15,729.00
Options: Rear Camera System	Deduct	3,007.00
Elkhart Stinger Deck Gun (gun only)	Deduct	2,051.78
PPV Fan (Super Vac)	Deduct	2,145.60
TFT Nozzles	Deduct	8,167.20
Rescue 42 Struts	Deduct	4,929.76

Fire Chief Heath requested the bids be taken under advisement for further inspection. Commissioner Schauer moved to allow Fire Chief Tim Heath take the bids under advisement and report back to the Commission at their next meeting. Commissioner Curtis seconded.

The roll call vote:

Aye: Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion passed 4-0.

Resolution RC 2014-12 Appraisal of Property

Chandler Poole explained Resolution RC 2014-12 pertains to property located in the KCB TIF district specifically in the Research Park area. An appraisal is required before a land exchange with PRF for five acres previously purchased by the Commission for the ARPL project. The appraisals will be paid for by the Purdue Research Foundation. Approval by the West Lafayette Common Council is required before the land exchange can occur. Commissioner Miller-Wilson moved to approve Resolution RC 2014-12 A Resolution of the City of West Lafayette, Indiana, Redevelopment Commission Authorizing the Appraisal of Certain Real Property Located in the Kalberer/Cumberland/Blackbird Economic Development Area. Commissioner Schauer seconded.

The roll call vote:

Aye: Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion passed 4-0.

Quote No. 1142 Acceptance – ATMS Project – Wintek Corporation

Dave Buck stated Quote No. 1142 from Wintek Corporation was for switch equipment, configuration and a one-time connection fee for the Northwestern Avenue ATMS Project. Commissioner Curtis moved to approve Wintek Corporation Quote No. 1142 for the City of West Lafayette switch equipment for Northwestern Avenue in an amount not to exceed $24,483.50. Commissioner Schauer seconded.

The roll call vote:

Aye: Miller-Wilson, Schauer, Oates, Curtis

Nay:
The motion passed 4-0.

Northwestern Heights Neighborhood – Garden Street Right of Way Improvements

Common Council President Ann Hunt spoke on behalf of the Northwestern Heights Neighborhood Association and requested approval of an ADA compliant gathering place in the narrow strip between Summit and Northwestern Avenue. The area will include a couple of benches, sidewalks, a turnaround and landscaping. Joe Payne added approximately $30,000 should cover the concrete installation, benches, fencing and landscaping. The Parks Department will maintain the area for the first couple of years. Commissioner Schauer moved to approve an expenditure of $30,000 towards the Garden Street Right of Way Improvement Project from the Development Incentives line item in the Levee/Village TIF district. Commissioner Miller-Wilson seconded.

The roll call vote:
Aye: Miller-Wilson, Schauer, Oates, Curtis
Nay:
The motion passed 4-0. An October completion date is anticipated.

Other

There was no further new business.

Public Comment

Public Comment was requested. The next meeting of the Commission was confirmed.

Wednesday, September 17, 2014 @ 8:30 a.m.
Morton Community Center – Multi-purpose Room

Adjourn

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

Stephen B. Curtis
Secretary

Approved:

Lawrence T. Oates
President