MINUTES
WEST LAFAYETTE REDEVELOPMENT COMMISSION
Morton Community Center – Multi-Purpose Room
222 N. Chauncey Avenue
West Lafayette, Indiana
September 17, 2014

The meeting was called to order at 8:32 a.m.
The Pledge of Allegiance was recited.
Secretary Curtis called the role.
Present: Peter Gray, Bob Schauer, Larry Oates, Steve Curtis, Janet Elmore, Johari Miller-Wilson
Absent:

Old Business:

Minutes

Commissioner Curtis moved to approve the minutes of the August 20, 2014 Redevelopment Commission meeting. Commissioner Schauer 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 Ph. III Project – Storm sewer installation and utility relocation are continuing. Phase I should be completed before the end of October weather permitting.

- Salisbury Street Ph. III Project – Work has been completed. A final change order is on today's agenda for approval.

- Mid-Block Crossings Project – INDOT incorrectly invoiced West Lafayette at 100% for the previous change orders which should have been split 90/10%. Efforts to get this error corrected are in progress. Work on the project is complete. Crosswalk markings are still being considered once the change order correction with INDOT has been made.

- Cattail Trail Extension Project – A preconstruction meeting with Milestone was held on September 3, 2014. Construction is expected to begin this fall with final completion next year.

- Northwestern Avenue Safety Improvements Phase III – Fence foundations are being set and the first segments of fence are expected to be installed next week. Daily lane restrictions are being done on an as-needed basis. Construction fences will be removed for the Wang Hall opening ceremony this Friday.

- Ravinia Road Sidewalks & Other Sidewalk Spot Repairs in Levee/Village TIF – The project is expected to begin in mid-November. Funding is included in the 2014 spending plan. A request to authorize the Board of Works to receive bids will be made later in today's meeting.

- Happy Hollow Road Project – The preconstruction conference was cancelled by INDOT and federal funding is being withheld. INDOT is not approving any 2015 projects until all local agencies provide a five-year project schedule. By contract, Happy Hollow is a 2014 project. Bids have been opened with Rieth Riley being the successful bidder. No formal contract or Notice to Proceed has been issued, however. A formal notice of dispute has been sent to INDOT and legal counsel has been consulted.

Stewardship Director Dan Dunten updated the Commission on the following project:

- Cumberland Park Dining Court – The material for the sail shade structure has been ordered. Work is expected to start in October and should take about six weeks to complete. A formal request for grant funds has been made.

- Happy Hollow Ravine Footpath Repair – T. L. Kinkaid has completed the wood portion and will be installing the handrail by the end of the month. Simon Construction will start the section at the bottom of stair 20 in early October.

Other

There was no further old business.

New Business:

Review of Financial Schedules

The September 2014 financial schedules were presented. Redevelopment Commission Treasurer Rhodes commented it will be much easier to track projects and expenditures with the new software system.

Quote No. 1035 Acceptance – ATMS Project – Wintek Corporation

Quote No. 1035 from Wintek Corporation was for the configuration and installation of new traffic boxes in connection with the Salisbury St. Phase III project. Commissioner Gray moved to accept Quote No. 1035 from Wintek Corporation for the City of West Lafayette Traffic Switch Configuration in an amount not to exceed $6,000. Commissioner Schauer seconded.

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

Payment of Claims

Sagamore Parkway TIF Claims **$14,700.00**

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

The roll call vote:
Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis
Nay:

The motion to approve the payment of the Sagamore Parkway TIF claims in the total amount of $14,700.00 passed 5-0.

KCB TIF Claims **$20,805.99**

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

The roll call vote:

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

Nay:

The motion to approve the payment of the KCB TIF claims in the total amount of $20,805.99 passed 5-0.

Levee/Village TIF Claims **$109,284.00**

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

The roll call vote:

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

Nay:

The motion to approve the payment of the Levee/Village TIF claims in the total amount of $109,284.00 passed 5-0. A list of claims paid by the Board of Works on behalf of the Commission was provided for reference.

Resolution RC 2014-13 Land Exchange

Redevelopment Commission Attorney Tom Brooks, Jr. explained the resolution which was in regard to a five-acre parcel exchange with Purdue Research Foundation. Commissioner Miller-Wilson moved to approve Resolution RC 2014-13 A Resolution of the City of West Lafayette, Indiana, Redevelopment Commission Approving an Exchange (Disposition and Acquisition) of Certain Real Property Located in the Kalberer/Cumberland/Blackbird Economic Development Area. Commissioner Gray seconded.

The roll call vote:

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

Nay:

The motion passed 5-0.

Bid Acceptance – Fire Truck

Fire Chief Tim Heath stated the three bids that were received were reviewed extensively. KME has provided the best response and met all the specifications to the Request for Bids for a Fire Apparatus, Pumper with CAFS. The total cost less equipment modifications, trade-in and pre-payment incentive is $500,750.50. Commissioner Gray moved to accept the bid from KME in the amount of $501,743.00 with deductions and additions for equipment modifications for a total contract price of $500,750.50. Commissioner Miller-Wilson seconded.

The roll call vote:

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

Nay:

The motion passed 5-0. After a lengthy discussion, Commissioner Curtis moved to table the contract approval with KME until the next meeting after Commission Attorney Tom Brooks, Jr. reviewed the contract, performance bond and warranty with KME. The contract will then be presented to the Commission for approval at the October meeting. Commissioner Gray seconded.

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

Quote Acceptance – Garden Street ROW – Simon Construction

Parks and Recreation Assistant Superintendent Pennie Ainsworth requested permission to accept the quote from Simon Construction for concrete work for the Garden Street Right-of-Way Improvement Project. Commissioner Curtis moved to accept the quote from Simon Construction in an amount not to exceed $14,300.00 for concrete work on the Garden Street Right-of-Way Project. Commissioner Miller-Wilson seconded.

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

Agreement – Garden Street ROW – Simon Construction

Pennie Ainsworth requested approval of the agreement with Simon Construction for the concrete work on the Garden Street Right-of-Way as per the quote of September 9, 2014. Commissioner Curtis moved to approve the agreement between the Redevelopment Commission for the City of West Lafayette and Simon Construction for the Garden Street Right-of-Way Improvements concrete installation in an amount not to exceed $14,300.00. Commissioner Miller-Wilson seconded.

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

Change Order No. 3 – Salisbury St. Ph. III – Milestone Contractors

Dave Buck requested approval of Change Order No. 3 with Milestone Contractors for the Salisbury Street Ph. III Project. The change order detailed the final quantity adjustments and resulted in a net deduction of $45,644.87 and brings the final contract total to $1,567,245.17 which is nearly $97,000.00 under budget. Commissioner Schauer moved to approve Change Order No. 3 to the contract between the Redevelopment Commission for the City of West Lafayette and Milestone Contractors, L.P. for a total deduction of $45,644.87. Commissioner Gray seconded.

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

Other

Dave Buck request Commission authorization to the West Lafayette Board of Public Works and Safety to receive and open quotes for the Ravinia Road Sidewalk Project. The project includes the section on Ravinia between Leslie and Forest Hill and will be paid from line 132 of the September 2014 financial schedules. Commissioner Gray moved to authorize the Board of Works to receive quotes on behalf of the West Lafayette Redevelopment Commission for the Ravinia Road Sidewalk

Project with said quotes being brought to the Redevelopment Commission for approval. Commissioner Curtis seconded.

The roll call vote:

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

Nay:

The motion passed 5-0.

Commission President Oates stated the proposed 2015 Spending Plan should be available at the October meeting. There was no further new business.

Public Comment

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

Wednesday, October 15, 2014 @ 8:30 a.m.
Morton Community Center – Multi-purpose Room

Adjourn

There being no further new business, Commissioner Schauer moved to adjourn. Commissioner Gray seconded. The meeting adjourned at 9:37 a.m.

Stephen B. Curtis
Secretary

Approved:

Lawrence T. Oates
President