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

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

Old Business:

Minutes

Commissioner Curtis moved to approve the minutes of the November 19, 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 – Copies of the formal Notice to Proceed between INDOT and Rieth Riley have been received. A preconstruction meeting has yet to be scheduled since the project is expected to begin in early April. The contractor and the City are reviewing the traffic plan to speed up construction time.

- Cumberland Avenue Ph. III Project – Traffic was switched on to the new pavement and all side streets and driveways were connected by December 5th. Currently the focus has been on utility relocation and storm sewer installation due to favorable weather conditions. Work will most likely slow down due to temperatures and resume in April 2015.

- Cattail Trail Extension Project – Milestone was able to continue working on grading operations and retaining wall construction. The project will be winterized with site stabilization this week and resume next spring.

- Northwestern Avenue Safety Improvements Phase III – Work is complete. Traffic data is being collected and reviewed to improve signal timings through the project.

- Lindberg Road Project – Proposals have been reviewed and DLZ, Indiana, LLC was selected as the top ranked firm. An agreement is on today's agenda to begin the survey and preliminary engineering phase. The project is for Lindberg Road between Northwestern Avenue and Salisbury Street.

Parks Superintendent Janet Fawley updated the Commission on the following project:

- Garden Street Right-of-Way Improvements Project – Work has continued. Park benches have been installed, concrete work has been completed. Fencing and landscaping will be completed in spring 2015.

- Happy Hollow Ravine Footpath Repair Project – Project is moving along. Decking should be installed on the bridge by the end of this week. Simon Construction will continue working on the project as long as the weather permits.

- 2014 Fire Truck –Fire Chief Heath attended a preconstruction meeting with KME last month and finalized details of the truck. Construction of the vehicle will begin soon.

Other

There was no further old business.

New Business:

Review of Financial Schedules

The December 2014 financial schedules were presented.

Payment of Claims

Sagamore Parkway TIF Claims **$648.00**

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

The roll call vote:

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

Nay:

The motion to approve the payment of the Sagamore Parkway TIF claims in the total amount of $648.00 passed 5-0.

KCB TIF Claims **$590,351.79**

Commissioner Gray 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 $590,351.79 passed 5-0.

Levee/Village TIF Claims **$144,032.16**

Commissioner Curtis moved to pay the Levee/Village TIF claims. Commissioner Miller-Wilson 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 144,032.16 passed 5-0. A list of claims paid by the Board of Works on behalf of the Commission was provided for reference.

Request for Carryover of Public Art Allocation

On behalf of the West Lafayette Public Arts Team, Bev Shaw requested the remaining balance of $6,171.00 of the Sagamore TIF public art allocation be carried over to 2015. $13,829.00 of the original $20,000.00 allocation has already been spent. The Commissioners agreed with Treasurer Rhodes' recommendation that since no vendor has been chosen for the remaining funds, a request for an additional appropriation of $6,171.00 should be made at the January 21, 2015 meeting of the Commission.

Sub-lease Agreement – WL Redevelopment Commission /The Anvil

Chandler Poole requested approval of the sub-lease between the West Lafayette Redevelopment Commission and The Anvil. A lease between the Redevelopment Commission and Purdue Research Foundation for the space at the University Church building was approved at the November 2014 meeting. The Redevelopment Commission will now sub-lease the space to The Anvil, a non-profit, technology based, co-work space. The sub-lease is a two year commitment which begins January 1, 2015 and ends December 31, 2016 for $1 per year. Commission Attorney Tom Brooks, Jr. stated The Anvil is subject to all the terms and conditions of the original lease between the Redevelopment Commission and PRF, except for the janitorial services. Commissioner Miller-Wilson moved to approve the sub-lease between the West Lafayette Redevelopment Commission and The Anvil, Inc. for a two year sub-lease of the property commonly known as University Church located at 320 North St., West Lafayette, Indiana for an amount of $1 per year. Commissioner Gray seconded.

Change Order Nos. 1 and 2 – 2014 Street Resurfacing Project – Rieth Riley Construction Co.

Commission President Oates commented that Change Order No. 1, although planned, had yet to be approved by the Commission. Dave Buck explained the change order pertained to one item which was for additional curb work along Russell Street between Stadium Avenue and 4th Street in the amount of $1,425.28. Treasurer Rhodes stated the Change Order No. 1 could be approved at today's meeting and signed at a later date. Commissioner Curtis moved to approved Change Order No. 1 to the 2014 Street Resurfacing Project for curb work on Russell Street between Stadium and 4th Street for an additional amount of $1,425.28 to the contract with the West Lafayette Redevelopment Commission, The West Lafayette Board of Public Works and Safety and Rieth Riley Construction Co. Commissioner Gray seconded.
The roll call vote:

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

Dave Buck then explained Change Order No. 2 which is the final change order to the 2014 Street Resurfacing Project. The change order included final quantity adjustments, additional curb and sidewalk work on Grant Street, and alley reconstruction north of Fowler Avenue between N. Chauncey Avenue and Vine Street for a net deduction to the contract of $39,758.59. Commissioner Miller-Wilson moved to approve Change Order No. 2 to the 2014 Street Resurfacing contract with the West Lafayette Redevelopment Commission, The West Lafayette Board of Public Works and Safety and Rieth Riley Construction Co. for a total deduction of $39,758.59. Commissioner Schauer seconded.

The roll call vote:

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

Nay:

The motion passed 5-0.

Quote Acceptance and Agreement – Lindberg Road Project – DLZ Indiana, LLC

The agreement with DLZ Indiana, LLC for the Lindberg Road Project, (repairs and improvements to Lindberg Road between Salisbury Street and Northwestern Avenue) was for preliminary engineering services and survey work. The agreement is to provide a full scope and understanding of the project which will allow the City to move forward with repairs of this section of Lindberg Road. Additional design services may be pursued in 2015/2016 with construction potentially beginning in 2016. Specific details of the project were explained by Dave Buck. Commissioner Gray moved to approve the quote from DLZ Indiana, LLC for engineering work on the Lindberg Road Project in the amount of $60,000. Commissioner Schauer 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 agreement for engineering services between the West Lafayette Redevelopment Commission and DLZ Indiana, LLC in an amount of $60,000 for preliminary engineering work on the Lindberg Road Project. Commissioner Gray seconded.

The roll call vote:

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

Nay:

The motion passed 5-0.

Quote Acceptance – Garden Street ROW Improvement Project – Bennett's/Custom Cuts/Mr. Fence-It

Parks and Recreation Stewardship Director Dan Dunten requested approval of quotes for the remainder of the work on the project which will be completed in 2015. The three quotes total $5,788.39 which is in the remaining 2014 appropriation for the project. Commissioner Miller-Wilson moved to accept the quote from Mr. Fence-It for $4,875.00 for fencing for the Garden Street ROW Improvement Project. Commissioner Schauer seconded.

The roll call vote:

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

Nay:

The motion passed 5-0.

Commissioner Curtis moved to accept the quote from Bennett's Greenhouse for $305.64 for plants and materials for the Garden Street ROW Improvement Project. Commissioner Gray seconded.

The roll call vote:

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

Nay:

The motion passed 5-0.

Commissioner Gray moved to accept the quote from Custom Cuts for $608.25 for plantings and work on the Garden Street ROW Improvement Project. Commissioner Miller-Wilson seconded.

The roll call vote:

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

Nay:

The motion passed 5-0.

Commissioner Gray moved to approve a transfer of $500 from the Levee/Village TIF Contract Services account to the Levee/Village TIF Supplies account so that a purchase order for the Garden Street ROW Improvements Project supplies as previously approved can be issued. Commissioner Miller-Wilson seconded. The motion was approved 5-0.

Request to Purchase Vehicles – West Lafayette Police Department

Deputy Chief Chris Leroux requested permission to proceed to order four 2015 Dodge Chargers for a total of $99,180 and one 2015 Chevy Tahoe for $33,800 as was approved in the 2015 Redevelopment Commission Spending Plan. The current cost for the Chevy Tahoe has increased by $2,501 since the original request. All vehicles are on the State QPA (Quantity Purchasing Agreement) pricing. Commissioner Gray moved to authorize the West Lafayette Police Department to order the four Dodge Chargers and one Chevy Tahoe which will be paid from the 2015 Redevelopment Commission Spending Plan with the adjustment between vehicles and emergency equipment of $2,501 to cover the shortage on the Tahoe. Commissioner Schauer seconded.

The roll call vote:

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

Nay:

The motion passed 5-0.

Request to Purchase Vehicles – West Lafayette Fire Department

Fire Chief Heath requested permission to proceed to order a 2015 Chevy Tahoe as was approved in the 2015 Redevelopment Commission Spending Plan. The original price of $31,321 for the vehicle has increased by $2,879.00 to a total of $34,200. The increase will be paid from the West Lafayette Fire Department budget. Commissioner Gray moved to authorize the West Lafayette Fire Department to order a 2015 Chevy Tahoe with $31,121 to be paid from the 2015 Redevelopment Commission Spending Plan and any overage is to be paid by the West Lafayette Fire Department. Commissioner Schauer seconded.

The roll call vote:

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

Nay:

The motion passed 5-0.

Change Order No. 5 – Northwestern Ave. Ph. III Safety Improvements – Rieth Riley Construction Co.

Dave Buck explained the details of the final change order for the Northwestern Ave. Phase III Project which results in a total increase of $172,501.15 and brings the total contract amount to $1,678,684.47. Purdue University has agreed to contribute $70,000 towards their portion of the listed items. Funding for the change order was discussed. Commissioner Gray moved to approve Change Order No. 5 to the contract between the City of West Lafayette Redevelopment Commission and Rieth Riley Construction Co. for the Northwestern Avenue Phase III Safety Improvement Project in an amount not to exceed $172,501.15. Commissioner Curtis seconded.

The roll call vote:

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

ATMS System Support Purchase Approval – Andrew Group

Dave Buck requested approval of a quote from the Andrew Group for surveillance cameras to be installed on the 720 Building on Northwestern Avenue. The cameras will assist in the coordination of traffic signals on Northwestern Avenue; working in conjunction with the ATMS project and also allow the Police and Engineering Departments to monitor the operation of the traffic signals and identify pedestrian movement. Funding for the cameras is included in the 2014 Spending Plan. Commissioner Schauer moved to approve the purchase of cameras for use on the 720 Northwestern Avenue Building in an amount not to exceed $16,597.00. Commissioner Gray seconded. Commission President Oates confirmed with Dave Buck that the cameras were to be used for activity on the public right-of-way and not private property.
The roll call vote:

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

Other

There was no further new business.

Public Comment

Public Comment was requested. The next two meetings of the Commission were confirmed.

Friday, January 2, 2015 @ 3:00 p.m.
Wednesday, January 21, 2015 @ 8:30 a.m.
Morton Community Center – Multi-purpose Room

Adjourn

There being no further new business, Commissioner Miller-Wilson moved to adjourn. Commissioner Schauer seconded. The meeting adjourned at 9:36 a.m.

Stephen B. Curtis
Secretary

Approved:

Lawrence T. Oates
President