

**MINUTES OF THE
WEST LAFAYETTE REDEVELOPMENT COMMISSION
May 14, 2007
*Amended***

Redevelopment Commission members present: Steve Belter, Larry Oates, Earle Nay, Patsy Hoyer, and Diane Damico. Also in attendance: Mayor Jan Mills, Clerk-Treasurer Judy Rhodes, City Engineer Dave Buck, Fire Chief Phil Drew, Tom Gall of T. J. Gall and Associates, Patricia Mason Wabash Township Trustee, Beverly Shaw, Charlotte Martin, and Deborah Kervin of the Department of Development, and citizens and members of the media.

Mr. Belter called the meeting to order at 12:06 p.m. Mr. Belter asked were all the appropriate meeting notices and agendas posted and mailed? Ms. Kervin answered yes, they were.

OLD BUSINESS

Mr. Nay made a motion to approve the April 13, 2007 minutes. Ms. Damico seconded. Mr. Belter asked if there were any corrections. There were none. The minutes were approved as presented and the motion passed unanimously 4-0.

NEW BUSINESS

Mr. Belter stated the first item of new business is the authorization of the trustee to pay claims. Mr. Oates made a motion to pay the claims as presented. Mr. Nay seconded.

Mr. Gall said I can give you an update. If you've looked as you proceed west and coming back into town, the Midway Planting is nearing completion. The balance of the planting should be done this week and the mulching will be finished up next week. A lot of areas that have been brown and bare are now covered with plants and mulch and they look great.

Mr. Gall continued with the deck joints in the garage (Wabash Landing Parking Garage) have all been completed. They're working on some of the large joints around the stair towers. They've started the resurfacing and the coating of the main stair tower by the southwest corner. We held off on that until after graduation. We didn't want to have that stairwell all torn up for graduation, so they should be finishing that up this week.

Mr. Gall said Nighthawk Trail has started; the trail extension piece. You'll see that Milestone (Contractors, Inc.) has some extremely large equipment over there. We

Mr. Gall said Nighthawk Trail has started; the trail extension piece. You'll see that Milestone (Contractors, Inc.) has some extremely large equipment over there. We would hope that they'll have the trail itself in place next week and then we'll work on doing fencing and landscaping once they're done and out of the way.

Mr. Gall continued with the Chauncey Square Sewer Improvement Project kicked off this morning. Some traffic barriers are going up, pipe is being delivered. Your piece of that, at this point, is sidewalk, concrete curb and gutter. You did an appropriation some time ago for that work. It was all bid to Wastewater. When it's done, part of that appropriation is to reimburse Wastewater for the concrete work and you've already appropriated that. We're doing other concrete work and sidewalks in addition to that around the block when they're ready; late this summer.

Mr. Belter asked the really tall crane is for the parking garage, not for the pipes? Mr. Gall said right. They have started setting concrete structure—they started this morning. That would be a great area to drive all the way around for the next couple of months. It's going to be a very congested space—there's a lot going on with the developer's work and the work that the City and the Redevelopment Commission are doing, to get all this up and running. So for the next couple of months, it's going to be pretty congested. Littleton is two-way now so that access is available to the businesses down at State Street and Salisbury via Littleton for the summer. Salisbury will then reopen to two-way traffic before school, whether they're finished or not, it will be reopened. They'll have to work around that traffic if they're not finished.

Mr. Buck said we actually have a meeting at 1:00 (today) to get the detour completely set up and finalized. We've printed off some postcards for the businesses to hand out that has a detour map on the back and a caricature cartoon on the front kind of poking fun at ourselves. We will then update that with new information as the project goes on and the detour changes or goes away so they can continue to hand them out to their business customers and let folks know what to expect the next time they come. Ms. Damico said that's a good idea.

Mr. Belter said Dave do you have anything to add? Mr. Buck said on Tapawingo South—we are trying to complete that. The paving for the trail is done. The asphalt contractor, Rieth-Riley, lost a day on their schedule, actually a week or so ago, so they're a little behind where they were originally planning to wrap it up. They were looking at the end of May and now it's probably the first week of June that we're looking at actually having a ribbon cutting and opening ceremony. There's a sequence of events that new traffic signals have to follow and we've backed that up. They can't go in until all the asphalt work is done, the loops that are cut go in the right layer and then the final layer of asphalt goes over them. There's a whole kind of sequence that we've spelled out and that's pushing us back to probably that first week of June now. Hopefully, there won't be any more weather delays. The trees will be going in later this week and next week. The earth work and major work is done now; it's mostly asphalt work, the striping and work related to the signals. We did have four change orders, three of them minor and one of

them for the conduits that are supplying the power for locations for the utilities to go. They're going to light the street lights and the light poles and two future conduits for development in the area. That was the only substantial one. There were two minor ones for structural modifications that were necessary to make things work better for storm water and one that was a \$0 change order for that and one for new signs that the district requested. The really only substantial one was for those new conduits that we talked about. I think that appropriation was in 2006 originally.

Mr. Belter said are there any other questions about the payment of claims. There were none. The motion to approve the payment of claims passed unanimously 4-0.

Mr. Belter stated the next item of business is Resolution RC 2007-8. Mr. Oates made a motion to adopt Resolution RC 2007-8 Appropriating Funds from the Sagamore Parkway Development Area Allocation Fund to Pay Expenses of the Commission for Certain Local Public Improvements in or Serving the Allocation Area. Ms. Damico seconded.

Mr. Belter said Charlotte, if I remember correctly, we have Umbaugh and Associates do some review work, at least annually if not more frequently than that, on the TIF Districts having to do with compliance with State law and pass through or not pass through and the State wants to know details of what the reassessment impact has been. This is to reimburse the Sagamore TIF portion of that. Ms. Martin said correct.

Mr. Belter asked if there were any questions from the Commission. Hearing none, Mr. Belter opened the Public Hearing for Resolution RC 2007-8 which proposes the expenditure of \$381 to reimburse for work done for the Commission on the TIF districts by Umbaugh and Associates.

Ms. Rhodes said the \$9,000 bill was originally submitted to the Redevelopment Authority in February of this year to be paid entirely out of the Bond Sinking Fund. There was some discussion and the Authority (Redevelopment Authority) decided to postpone that action and I see that they have come back now broken down by the TIF districts. I'm still wondering where is the rest of the bill going to be paid out of? You're taking care of the Sagamore Park today, how will you pay the other part? Ms. Martin answered I'm assuming that the Authority will see the other part of the bill. I don't make that decision. We're doing the Sagamore TIF and I'm assuming that the other TIFs will pay the other part of the bill. Mr. Belter said the only part that Josh talked to me about as far as the Redevelopment Commission paying was this Sagamore TIF portion of it. Ms. Rhodes said my question is, why don't we pay them out of the Surplus Funds in the Levee/Village and the KCB, why are we going into the Sinking Funds for the bonds? I know we can...Ms. Martin said the Operating and Reserve Fund, I believe. Ms. Rhodes said I'm just asking a policy question, is anyone here able to answer that? Mr. Belter said I don't know the answer, I assume that it was a conscious decision based on the other two districts having bonds and so it's not a more convenient place to handle it, they decided

they wanted to use that source of funds rather than the unappropriated funds that we have in the Redevelopment Commission.

Mr. Belter asked if there were any other questions or comments from the public on the appropriation. Hearing none, the Public Hearing was closed.

The motion to approve Resolution RC 2007-8 Appropriating Funds from the Sagamore Parkway Development Area Allocation Fund to Pay Expenses of the Commission for Certain Local Public Improvements in or Serving the Allocation Area passed unanimously 4-0.

Mr. Belter said the next item of business is Resolution RC 2007-9 which appropriates up to \$667,000 for equipment for Fire Station No. 3 and/or for improvements to the Park's Department facilities so it can act as a temporary headquarters for Fire Station No. 3.

Mr. Nay made a motion to accept Resolution RC 2007-9 Appropriating Funds from the Kalberer/Cumberland/Blackbird Development Area Surplus Fund to Pay Expenses of the Commission for Certain Local Public Improvements in or Serving the Allocation Area. Ms. Damico seconded.

Mr. Belter said Dave, Phil, would one of you bring us up to date on the plans? Mr. Buck said I'll just refer to my memo of April 27th that I sent to the Commission. We have been working on plans with the three consultants for site work—mechanical, electrical and plumbing as well as the architectural and structural elements. We're looking closer into how thick the floor slab is, what the utility requirements are, and bringing utilities to the site which will be based on the demands of those that we're going to use as part of being there—how big the equipment is. Also, the architectural features, from acoustic ceilings and drywall and doors and door hardware and things of that nature, we're coming up with the details and adding it up. The large item of our site work costs has turned out to be the gates or warning devices. Part of the Amberleigh Village meeting that we had, it was strongly recommended that we do something more than just signs, so we looked at adding an actual operable gate, or warning placards that would be either solar powered or hard wired that would come on when the fire truck is going on a run. It would flash and warn users of the trail that the truck was actually leaving on an emergency and it wasn't just normal traffic for Parks or a shift change for the fire department.

Mr. Buck explained the breakdown of expenses. Those two items are that \$48,000 budget number in the site work category and that's about half and half; \$24,000 for the gates and about the same for the flashing beacons. The building renovation numbers, the large one is the architectural which includes everything from the countertops, acoustical ceiling in the meeting areas and the living quarters area, carpeting, wall finishes and fixtures, ceiling grid and everything. The mechanical number is the heating and air conditioning unit that will sit in back of the horseshoe area

and provide both heat and cooling. We're using something similar in size to a rooftop unit so that it can provide both heating and cooling. We'll have a separate furnace and air conditioning/condensing unit all be contained in one unit. That's saving us from having to have two systems and it's a little more economical on both the operational costs over the lifetime and the upfront costs as well.

Plumbing includes the shower units, toilets, urinals, sinks and those types of items are in that number. The electrical covers upgrading to a 3-phase out there to run both future items for the Parks Department, such as welding equipment, but things that the HVAC will need to operate as well. So that is a bit of an investment.

The utility costs at the site work—we found out later that that number is not going to be that high. Hopefully, that will be under \$10,000 for doing that work and that's really all the utility upgrade costs that we perceive at this point. After further discussions with Vectren and Verizon and Insight, there won't be any costs associated with getting improvements to those utilities, unless something were to change.

The demolition cost is basically cleaning some of the inside of the structure, demolishing those parts of the inside that aren't going to be in there—the small office that's in there now—as well as cleaning some of the trusses on the inside so that there's no remnants of what used to be inside of the barn. We do have some structural modifications to some of the existing trusses that we've identified. I did not include in any of these budgetary numbers an estimate that we've received for replacing the roof shingles or replacing the siding. We have estimates on those. There's really no budget for those. We've potentially taken an alternate bid item to see what it would cost and then determine as we get into the project whether that's something we want to do or not. The siding wouldn't be completely replaced. It would be taken off and repaired. If there are joints that don't fit together, that would be repaired or replaced and then sealed. They would be reconnected so they would be fastened a little bit more securely and a little bit tighter so we get a better thermal value through the wall.

The architectural number does include furring out, building and siding and insulating walls as well as the hanging of the drywall and then finish it. It's pretty much an all-inclusive number. We're trying to be safe with it. Hopefully, we won't need that contingency, but being a remodel we did keep the contingency amount at 20%; that's kind of the high side. Sometimes you can get by with 10% or 15%, but because this is a remodel, we kept the request at 20%. We hope not to exceed that number.

Mr. Buck continued with the timeframe is also something that we're concerned about. We're asking for a quick turn-around from contractors. We'll see what kind of numbers we get, but I think more than anything that's going to control how good a bid we get. It's going to be how much time we're going to get done.

Mr. Belter said when the Fire Station No. 3 is built and they move out, the Parks Department will make use of the office facilities and the expectation is the restrooms will

be available for use by the recreation leagues and those kinds of things. Mr. Buck said yes, and there will be virtually no change that will be required other than the toothbrushes from the firefighters to get taken out as far as the restrooms are concerned. The office would be just the computers changing out. If there are moveable desks, I don't know if we've determined if there are going to be some countertops in places, or shelves in some places to hold equipment or things like that, but some items may stay, but the computers or anything like that the Fire Department will use, they would go with it. The only minor modification that would be necessary would be the wall between the sleeping quarters and the kitchen/living room area that we've got on our floor plan, if and when that needs to come out, and open that entire room up as one large room. We're going to construct it so that that demolition and the ceiling tile and everything is real easy and simple to do and doesn't create a large mess. Nonetheless, it will have to happen and it might be something that Fire Department or the Parks Department can just do in house—the patching of the carpet and we've also talked about constructing the wall right over the top of the carpet so it is really simple to take out. We do want it to be a little bit of a sound barrier, but it might not be as good as a permanent construction.

Chief Drew said we've talked a little bit about the dollar amount involved in converting it once we're gone. We're talking \$5,000 or \$10,000 at the most to convert it once we're out of there to make it a Parks Department. Basically the money is going into the Parks Department. The bay too, will be upgraded for our use and also when we're done it will be upgraded and it will be a much nicer work area for the Parks Department. They'll have a much larger space to work with and they'll have a much more modern, efficient space to work out of.

Ms. Damico said (directed to Dave Buck) you were mentioning the gates and the warning that the Parks Department wouldn't need afterwards. How ...Mr. Buck said the warnings, potentially would be something we could relocate. If they're solar powered, we're not sure right now if they're going to be radio-connected. They will have possibly something electrically connected to them to run that radio connect. The light itself is something that we're looking at to try and get solar powered. We've estimated the price both ways, completely hard-wired and also solar powered. If it's completely solar powered, then it can be picked up and put on a new foundation about anywhere. So it's something we would keep in stock and then the Street Department would put it up in a new school zone, or replace an old one in a school zone, or at a trail crossing or any crosswalk for that matter, where we wanted to provide some additional lights. So the flashers would be something that we would keep and definitely reuse very easily as long as they are solar powered. The gates would be something that the Parks Department would continue to use. Ms. Damico said over the trail? Mr. Buck said it would go over the driveway that goes due south straight past the maintenance barn. There's some confusion now and they have a problem with folks—they have the little gate out there now—but during soccer practices the gates are open and people will park along that drive. People will come back to the actual front of the barn and park along that asphalt area just to get a little closer to the actual soccer field where they're going to be playing. So they do keep it pretty maintained and at 4 o'clock or 4:30, they do shut that gate. This

will be something they will just be able to keep closed all the time and as they come and go, it will open like a garage door and shut behind them, so there wouldn't be any confusion that it was employees only past that point. If we get prices on it, and it's above what is estimated, we'll probably pull back on that one. Ms. Damico said which, the gate? Mr. Buck said the gate or the flashers. Probably first we'd put on the gate and then get the flashers, but that's something that we'll have to talk about and see how much it actually costs. Ms. Damico said well, I would prefer the solar. Mr. Buck said it's a small cost difference, it's not a lot, but it's a little more expensive to put solar in, but then it is a little more flexible for us to reuse.

Chief Drew said without the built in contingencies, we're in the \$400,000 to \$450,000 range, is that correct? Mr. Buck answered that's correct. Chief Drew said \$400,000 to \$450,000 without the built in contingencies that Dave has included in the numbers.

Mr. Belter said Phil do you want to talk about the equipment that you're buying for the fire station. Chief Drew said yes, all the equipment items that we are going to buy will be transferred to the permanent station. It's not a cost only for the temporary facility. What we're buying are items such as a defibrillator, thermal imaging camera, hose and items such as that. So those items will go on the truck and then even the items within the station, beds for example, are in that number. Those will go to the new station once that's built.

Mr. Belter said are there other questions from the Commission before we go to the public hearing? Hearing none, Mr. Belter opened the Public Hearing for the appropriation Resolution RC 2007-9. Mr. Belter said are there questions or comments from the public?

Ms. Mason said I am Patricia Mason, the Wabash Township Trustee. Ms. Mason continued with the City of West Lafayette lies almost entirely within the Wabash Township, so your taxpayers are my taxpayers. I have just heard complaints in general as I go around town from people about the amount of \$500,000 being spent on a temporary structure. I got to thinking about how they could get some tax relief especially after the siting of the third fire station got thrown into limbo. One of the things I thought was, well, we've protected this area for 35 years and there haven't been that many new houses up there being built. We do have the capability and Tippecanoe Township also, because part of that is in Tippecanoe Township, we have the capability of carrying water to unhydranted areas. I would offer the idea of a temporary contract until this new station was sited. I just want people to know that that offer was made in good faith and that we were willing to do this and whether or not the Commission decides to take it, it's obviously their decision. But I think that maybe it's a little bit late in the game. If somebody just would've sat down to consider that we could do this on a contract, but let's try and do it. I just wanted to show that there is some government trying to have some good, positive interaction between the City and the Township because, like I said, we share taxpayers.

Mr. Belter said I'll defer to Dave and Phil about the application in this specific case, but I think it would be a good idea for us to keep in mind and consider in the future, additional cooperation. I know there's cooperation now between the Wabash Township Fire Department and West Lafayette. There are some folks that are in your territory that when the discussion of where the Fire Station No. 3 is, still will likely be much closer to one of our fire stations than to yours. As the City expands to the west, and I don't know how quickly that will be, it would probably make sense for us to look at cooperation as we have residents that are much closer to you and your new station.

Chief Drew said I agree that cooperation—it's good to see that we're talking about it. It benefits everybody the more that we are willing to cooperate and work with one another and continue what has always been a working relationship between the fire departments; between our fire department, between Wabash Township, between Battleground and really all the fire departments in the County. We have a very good working relationship with all of them and they would say the same thing about us. I think we need to maintain that history and keep moving forward. This specific issue, I think the question is, can we consider the offer? In the spirit of cooperation, I appreciate that, but I think we really *cannot* based upon the requirements of annexation, to provide comparable fire service to that as the rest of the City. That would include 24-hour staffing and that would include response time that was comparable. As healthy as the offer would be financially, and with the cooperation that has always been there, I don't see where we can legally consider it. When the requirements for annexation were drawn up years ago by the State, it's probably one of the things they specifically had in mind, was a City *not* providing paid career 24-hour fire service to an area; just the same as the police also. I think that's one of the reasons it specifically states *comparable service*. I don't see how we can. We've not really had a chance to talk about the issue, but I don't see how we can consider it and still meet the requirements of the State.

Chief Drew continued with I did receive a copy of your letter late Friday. There are a couple of issues in there about the hydrants and the ISO ratings. The new areas, Lauren Lakes and Prophets Ridge, have fire hydrants in them. Happy Hollow Park here in West Lafayette is an example of where we could need cooperation. There is one or two hydrants down there, if those areas were to catch on fire, we're going to be cooperating with several people in that regard. We do carry a significant amount of water on each one of our trucks. Our new trucks have been purchased with a piece of equipment called CAFS, a compressed air foam system. One of the advantages of that system is that it will allow us to put out the same volume of fire with about one third of the water. So now our water supply has basically been tripled that we're carrying on the trucks and that will come into play in areas like Happy Hollow Park or the planned development areas in the annexation portion. We'll need the cooperation of each other and we can continue to talk about how we can do that. Another thing that I need to point out on the ISO ratings, is when the ISO grades a city on their rating, they give a certain amount of points for the staffing. One of the issues is 24-hour staffing as opposed to volunteer staffing. What they do is equate one paid, at the station 24 hours a day fire

fighter, to the equivalent of three volunteer fire fighters. So we have around 40 fire fighters, so to be equivalent in service and comparability, we would have to have about 120 volunteers; which I don't know how big your number is (*directed to Patricia Mason*)—about 50? Ms. Mason said we're at 50, yes. You don't have 40 there all the time. Chief Drew said no, we don't, we have about 10 to 11 there all the time. The comparison that the ISO is saying is that, for their purposes of grading and determining who's a 4 and who's a 3, etcetera, they look at the 24-hour staffing and they say okay that is equivalent to a ratio of 1 to 3. So if we have 40 paid fire fighters in West Lafayette, that would still come to 120 volunteer fire fighters and I think that's an important issue to recognize.

Ms. Hoyer said I thought that when we got these two trucks, that one of the key issues was that they were chosen because they did several things; that they carried some water, that they had the CAF system, and that the fire fighters could change clothes enroute. Those were particularly attractive over various models of some that we had at this point. So there were some particular issues about those trucks that would be advantageous given our possible location. Chief Drew said yes, the trucks are designed for speed of deployment, not so much road speed, but speed of deployment. They're set up with our medical equipment, they're set up with our fire fighting equipment, and they're set up so that we are basically preparing ourselves along the way. We all start off as a functioning team right from the fire station. The entire group is together immediately right after the alarm goes off, we're in the truck. We're preparing ourselves to deal with the emergency as soon as we arrive there; whatever it is. Ms. Hoyer said we have two trucks that can carry water? Chief Drew said all of our trucks carry water. Ms. Hoyer said they all carry water, but these are additional? Chief Drew said yes, these two will also have the CAF system which will in effect give us the function of having more water.

Mr. Oates said how many residents are in the new annexed area that would not be accessible to a fire hydrant? Chief Drew answered one house, maybe. There are one or two houses, I would say. There's a house at the corner of Soldiers Home and CR 75, right where Soldiers Home makes a 90 degree turn and CR 75 continues on, there's a house right there and I don't know where the nearest fire hydrant to that is. Ryan Harber said there are hydrants all through there. Chief Drew said Ryan is on our department. He was also on the Wabash group and he says there are hydrants out there, too. Chief Drew continued with and the other house that would come to mind would be along Salisbury Street right across from one of the possible locations for the fire station. Mr. Harber said there are hydrants there, too. Ms. Hoyer said so, practically none.

Mayor Mills said I certainly appreciated the offer from Patty (Patricia Mason, Wabash Township Trustee), on the fire cooperation and again, I think we continue to work well together. I think one other point is, even if we had to work out of Station No. 2 to address a fire in that area, since we're a 24/7 station at No. 2, our response time is likely to be much better than if the Township had to respond, because we have people onsite ready to jump on the truck and go. I think that's another point that doesn't make

total sense for us; rather than paying cash to provide service when we can probably be there quicker from Station No. 2, even though it's not the optimal location because we are 24/7. Chief Drew said to the Mayor's point, it's a very key factor in providing fire service, that the team is assembled and ready to work as a team immediately. It's one thing to have a piece of equipment, or to have an individual fire fighter respond and be there quickly, but it's another thing to have the team there, assembled and ready to go immediately. That's a tremendous advantage that is available when the City is going to pay for 24-hour fire service. Ms. Hoyer said I think the other side of that is, it was interesting that there were people in Woodfield Estates who did not realize that they were not covered by the City and the very closest fire department would not be their fire department, unless they were called in. Chief Drew said yes, in fact, at the March Council meeting, one of the residents from that area presented a request to the Council that there be cooperation between the three fire departments and we work out something where...Ms. Hoyer said because they came to that realization at the Commission meeting prior to that.

Mr. Belter said the timing would have been different on the upgrading of the Parks barn, but the good news is that money is not being wasted or thrown down the drain for a temporary situation. It is a design that Dave (Buck, City Engineer) came up with that not only improves the Parks facility, but also adds restrooms and other things to the Parks barn so the investment will continue to be used by the City residents.

Mr. Nay said we're very proud of our parks and very happy to be able to support them. I also wanted to say something about the article in the newspaper comparing the City and the volunteer fire departments. I witness through radio scanning and what I've seen with the Red Cross, that I can't say enough about the volunteer fire departments. The level of cooperation and ability to get out and respond all days and nights, when they're on duty or when they're off duty or at some personal important meeting and they drop it and run, is just utterly fantastic and certainly those who live outside the city owe a debt of gratitude to them. The density of the cities, have made that volunteer concept not as feasible, but your offer is very gratefully felt. Were circumstances different, we might be able to look at it differently, if it were not as I suspect Phil is correct, for the legal definition of annexed areas. Unfortunately, someday there's going to come a time just like there was out at Otterbein, when all the fire departments had to get there to get the thing knocked down. Total cooperation is just impressive and really appreciated by the citizens. Ms. Mason said right, and I do think we need to talk about that area east of Soldiers Home Road. I think that that is very awkward and North River Road. Mr. Nay said as the residents there attested to. Ms. Mason said but then again, they fought annexation.

Mr. Oates said speaking in those terms too, and I go back to what Chief Drew has said and that is when the City decided to annex these folks that are up in this area, we made a distinct promise as a city that we would provide services that would be comparable to what are being provided elsewhere. If we don't provide those services, there's really no reason for them to annex in the first place. I think on that basis, we have

little or no choice but to push forward and get this temporary fire station built and to get us on the road to providing 24 hour service to that area. If I were a tax payer up there, having been annexed by the City, I would expect that service and I would demand that service. If that's the case, that would be how I would feel, therefore that's how I'm going to vote for those folks.

Mr. Belter said (directed to Ms. Mason) thank you very much for your offer and we do look forward to continued cooperation with the Wabash Township Fire Department. I'll echo Earle's thanks. Your fire department and that of a number of other townships that I've had contact with, they do a first rate job. Ms. Mason said we train them and then you hire them.

Mr. Oates said and I also think it would behoove the City to get a recommendation from the Redevelopment Commission to actually have a discussion as to what's going on in those areas east of Soldiers Home Road and down on River Road because those folks are in kind of a precarious situation. In this day and age, there's no reason that governmental agencies shouldn't be getting together and cooperating in these situations. So if push comes to shove, and the rubber meets the ground, and the bottom line is that if somebody loses property, life or limb, and we had better be doing whatever we need to do to make sure that doesn't happen.

Mr. Belter asked are there any other questions or comments from the public? Hearing none, the Public Hearing was closed.

Mr. Belter asked are there any other questions from the Commission members before we vote?

Mr. Oates said Dave the numbers that you have given us, these are definitely a *not to exceed* situation, right? You're not going to come back to us and say, oh by the way, I need a \$100,000. Mr. Buck said I hope not. Not unless something major changes. Mr. Oates said and you will keep us posted? Mr. Buck said yes. Ms. Damico said didn't we already appropriate money for the design? Mr. Buck said no, we're paying those right now out of EDIT. Hopefully there will be money left over underneath this to be able to pay EDIT back for the design work, but we'll see. I feel comfortable that we can get it renovated for this, but we may have to sacrifice some things or change our current way of design or thinking on individual elements—whether it's acoustical ceiling, or whether we have to hang a drywall ceiling, we'll just have to make some modifications.

Mr. Belter said and related to the project, you've had the meeting with the Amberleigh Village residents and all three Town Hall meetings, and you're still looking for residents' surveys to come back until the 1st of June? Mr. Buck said yes. Ms. Hoyer asked how have they been coming in? Mr. Buck said in spurts. We received several at the last Town Hall meeting. There were some this morning and some on Friday. They're very diverse in their position. I haven't reviewed all of them, but some people rate things very differently than others. The level of noise for some is very high and for someone

else it's very low. It will be interesting to get them compiled into one tabular format. Ms. Hoyer asked how many do we have so far? Mr. Buck said close to 50. Mr. Oates and that relates to the permanent siting of the station?

Mr. Nay said can you give us a real quick synopsis on the meeting with the Amberleigh Village folks? Mr. Buck said it was in mid-April on a Sunday afternoon here at City Hall. We had probably at least 40 people. They were pretty concerned that the site would be permanent and that this was just a way to get it in there and then the temporary turns into a permanent kind of thing after months and months of... We had the proposed floor plan at the time, the schematic drawing and the elevation. The feasibility of being permanent and living there with four fire fighters isn't very realistic. Since that time, the Parks Board has asked for an agreement that it is going to be something that is of a temporary nature—a lease that says it's for two years or so. They were asking for reassurance at the meeting and I think this is one thing that came out of that that helps give them some reassurance that it's not going to become permanent. Also, the items as far as safety on the exit drive, at the trail location primarily, but also the entrance to the soccer field and improving that. The additional berming, the landscape number that's in the appropriation request, includes berming and landscaping. It's not a lot, it's \$15,000 which is a big number, but it's not going to go a long way because that's a pretty long stretch. We're going to focus primarily on the area right near the edge of the building on the west side of the barn to enhance that and help screen it. More burming and planting is what we're thinking right now. We've talked about fence or some other kind of barrier to help block the noise. Phil's talking about not turning the sirens on, depending on the time of day and what's going on, until he gets out closer to the gate so that there's not so much commotion on an emergency run. Mr. Nay said I'm going to take this opportunity to say that my best neighbor that I could possibly have would be next to a fire station and I cannot understand other's attitudes that it's just not good for them.

The motion to approve Resolution RC 2007-9 Appropriating Funds from the Kalberer/Cumberland/Blackbird Development Area Surplus Fund to Pay Expenses of the Commission for Certain Local Public Improvements in or Serving the Allocation Area passed unanimously 4-0.

Mr. Belter said Charlotte, do we have any other business that you're aware of? Ms. Martin said none that I'm aware of.

Mr. Oates said I have a question of Dave (Buck, City Engineer). What's our status on this Purdue project, or whatever is going on across the Blackbird Farm bike trail and the back of the bike trail up by Lindberg Road? It was supposed to be finished by the 15th of April and I've been running through with construction zones now for several months. Mr. Buck said that's the Western Interceptor part of the project and we're through the golf course. The golf course is beginning the restoration of their tees and their greens and all the things that are important to them. The contractor is required to fix the trail and there's been some back and forth about what if any fencing and what if any trees

and plantings are going to go in. They're behind schedule, all I can really tell you is we're pushing them to hurry up and get it done. For one reason or another, the subcontractor doing the trail is working on Tapawingo. But just the same, they should have another crew on...Mr. Oates said have they changed the sign out in front? I'm assuming that it says April 15th, so after April 15th you should be able to use the trail. Mr. Buck said people have never stopped using it. They've gone through the construction site the whole time. Mr. Oates said and how about the section that's out by Lindberg Road that's cut and barricaded off also? Mr. Buck said down by Northwestern? Mr. Oates said it's probably ¼ mile off Northwestern there. Mr. Buck said that should be the same thing; that should very soon be taken back and repaired. Mr. Oates said I was just concerned, we're at that time of year with this kind of weather and people out using these things, and we need to get those back into play. Mr. Buck said we have asked them that almost daily and it's their liability. We've told them that we've got users that need to be using this and you're supposed to be done. We've probably got to forward these to our attorney and start liquidating damages with not being done—not the golf course part, which is Milestone—but the actual project completion, which ties up all the loose ends whether sodding and seeding or even trail restoration, fences and things like that. We've not held them up. That's been their doing.

The Commission confirmed the following meetings:

Monday, June 18 at 12:00 noon

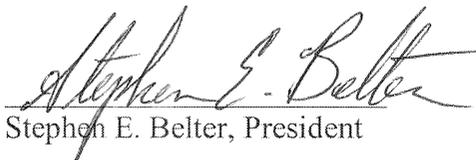
Monday, July 16 at 11:00 a.m.

Mr. Nay made a motion to adjourn the meeting. Mr. Oates seconded. The meeting adjourned at 12:57 p.m.



Lawrence T. Oates
Recording Secretary

Approved:



Stephen E. Belter, President

/djk