

Redevelopment Commission TIF
July 22, 2015

Call to Order

Rick Fayette conducted the meeting as Shannon McLeod vacated her voting seat thus representing the School Board as a non-voting member on the Redevelopment Commission. David Weigel has been the school board representative for several years and he steps into the voting seat. The agenda was changed as there was no resignation from Shannon McLeod.

Pledge

A motion was made by Darrell Poling and seconded by Adam Wentzel to change the agenda once again to add the approval of the May and June meeting minutes. Mays minutes approval was tabled at the June meeting. After a roll call vote the motion carried and so ordered.

Mayor Gary Herbert then swore in Shannon McLeod and Dr. David Weigel into their new positions on the board.

Roll call was then taken.

ELECTION OF OFFICERS:

With Shannon Vacating her seat as president it was necessary to elect new officers.

Adam Wentzel nominated Darrell Poling for president and he declined.

Vietta McKenzie nominated Adam Wentzel for president and he declined.

Vietta McKenzie then nominated Rick Fayette for president. Darrell Poling seconded the nomination.

Mr. Fayette accepted the nomination. David Weigel made a motion to close the nominations with a second from Adam Wentzel. After a roll call vote all ayes with Rick Fayette abstaining; Rick Fayette was voted the new board president.

With Rick Fayette taking the presidents seat that left the vice president seat open and the floor was opened for nominations for vice president.

Darrell Poling nominated David Weigel and Vietta McKenzie seconded the nomination. He accepted. A roll call vote was taken again with all ayes and David Weigel was voted in as the new vice president.

MEETING MINUTES:

A motion was made by David Weigel to approve the May 27th meeting minutes with a second from Adam Wentzel. All ayes, motion carried and so ordered.

A motion was made by Adam Wentzel to approve the June 24th meeting minutes with a second from Vietta McKenzie. The only ones that can vote were the ones that were present to the meeting, and there were only 2 voting members available. Chris Stephen city attorney was absent from the meeting. Darrell Poling made a motion that we table the minutes until we can get information from city attorney on the procedure. Adam Wentzel seconded the motion. All ayes, motion carried and so ordered.

VETERANS WAY PHASE 1: Mr. Mays

The project continues to make progress although the weather has not been kind. West of Moscow road the installation of street lights has begun. 85% of the sanitary sewer is complete East of Moscow road.

Water lines and storm work continue and once this is complete paving and curb operations can take place. We are scheduled for substantial completion of the project by end of August.

Adam Wentzel voiced his concerns about the grass portion on the interior of the roundabout. His concerns were about mowing and protecting the structure that will be placed there. After discussion

and a motion by Vietta McKenzie and second from Darrell Poling it was decided to leave the planter box and use stamped concrete in that area. All but Rick Fayette voted yes. Motion was carried and so ordered.

Phase 2: Mr. Mays

Design continues and the survey is complete. Environmental studies are ongoing. He gave information about road directions. 30% complete plan has been submitted to INDOT for review. We have not heard anything from INDOT about the funding situation. We are operating on our own schedule at this time. The only deadline we have is the last draw from the loan has to be in August 2019. All paperwork is complete for parcel #9 per city attorney Chris Stephen.

Mark Klosterkemper:

The issue from past meetings with Diane Hermes has been resolved. The contractors staked the curbs and her property line to let her know where the boundaries are as such.

All property owners are in favor of removing the industrial gates that were originally in the design. This comes at a substantial cost savings by putting in shrubbery instead of the gates. Darrell Poling made a motion to approve the change order to come of removing the gates and putting shrubbery in. It was seconded by Adam Wentzel. All ayes, motion carried and so ordered. Darrell Poling along with the board thanked Mark for doing the leg work with the property owners on this issue. Mark also had information about possibly replacing the bark mulch that the designed called for with river rock to keep replacement cost and maintenance at a minimum. A motion was made by David Weigel to approve the river rock in place of the bark mulch. Darrell Poling seconded the motion. All ayes, motion carried and so ordered

Mr. Mays passed out a spreadsheet to show the breakdown of sod versus seeded grass. The original design plan called for mostly sod. He showed a cost saving of \$50,000 to \$54,000 to go with seed instead of sod. Rick Fayette suggested that sod be placed on all the residential properties. David Weigel made a motion to approve the seeded grass verses the sod with the exception of the residential properties. The motion was seconded by Vietta McKenzie. All ayes, motion carried and so ordered.

CLAIMS: Phase I total claims \$353, 85.74

Phase II total claims \$30,482.75

Regular Meeting claims \$252.50

Darrell Poling made a motion to pay the claims as presented out of the 802 account, with a second from Adam Wentzel. All ayes, motion carried and so ordered.

Next meeting is scheduled for August 26th at 6:30pm in city hall.

Rick Fayette will be placing a request to speak sheet outside the door with the agenda. If someone wishes to address the board they can do so by filling out the request and give it to the city administrator to be put on the next meeting agenda.

Rick Fayette went on to state for the record that he has gotten some feedback from citizens that want to know why the TIF money is not being used for this item or that item. We are bound by the State of Indiana to spend TIF money in TIF allocated areas only.

Mr. Mays wanted a clarification of the meeting schedule. Apparently the city website is not correct. The meetings are held on the fourth Wednesday of the month with the exception of November and December. During those months they are on the third Wednesday of the month due to the holidays.

A motion to adjourn was made by Darrell Poling, with a second from David Weigel.

Presiding Officer _____

Secretary _____