

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of September 12, 2017

The Goshen Redevelopment Commission met in a regular meeting on September 12, 2017 at 3:00 p.m. in the City Court Room/Council Chambers at the Goshen Police & Court Building, 111 East Jefferson Street, Goshen, Indiana.

CALL TO ORDER/ROLL CALL

The meeting was called to order by President Thomas Stump. On call of the roll, the members of the Goshen Redevelopment Commission were shown to be present or absent as follows:

Present: Laura Coyne, Jose Elizalde, Vince Turner and Brett Weddell

Absent: Adam Scharf, Thomas Stump

***Commissioner Turner acted as presiding officer for the beginning of the meeting.**

APPROVAL OF MINUTES

A motion was made by Commissioner Coyne and seconded by Commissioner Weddell to approve the minutes of the August 8, 2017 regular meeting.

The motion was adopted unanimously.

A motion was made by Commissioner Coyne and seconded by Commissioner Weddell to approve the minutes of the August 8, 2017 executive session.

The motion was adopted unanimously.

PRESENTATIONS:

Dave Matthews-Townhome Project (1:36) - Dave gave an update on the project and explained that there has been a delay in starting construction due to the inability to find a mason. It has also been necessary to raise the cost of the townhomes due to the rise in cost in masonry. There are so many projects in the works in Elkhart and St. Joseph County that Dave is having trouble finding qualified masons that aren't charging at least 12 times more than he paid a year ago. Dave thinks that things will ease up in 9 to 12 months and he feels like it makes more sense to wait than to raise the price of the project.

***Commissioner Stump entered the meeting**

UNFINISHED BUSINESS

a. Discussion of Family Restaurant Parking Lot- (10:21) Vicki Roeder 64769 Maxwells Gate, Goshen, presented two bids to the Commissioners for the parking lot at the Family Restaurant. The first bid was from P&L Excavating in the amount of \$19,351.00 and the second was from James Roeder (Vicki's Husband) \$17,494.00. Larry Barkes, City Attorney explained that in light of the two previous agreements and previous monies paid to the Jarrett's for the Family Restaurant, He did not think that the Commission was responsible to pay anything more. (19:38) Leslie Biek, City Engineering, she thinks the estimates provided are high and she estimated the repairs would be more like \$5,000.00. (21:25) Dustin Sailor, City Engineer, explained that there

was a cost in the estimates that deals with drainage and that was not discussed at the previous meetings. There were questions from the Commission regarding the amount of the bid and the amount suggested by Engineering. It was decided to pay \$5,000.00 for the parking lot repairs. (25:52) Commissioner Weddell made several comments regarding his conversations with the former City Engineer and also his opinion on what the Commission should do at this time to remedy the situation.

(38:04) Commissioner Coyne made a motion to make no further payments on this claim there was no second and the motion died due to lack of a second.

(39:55) Commissioner Weddell made a motion to pay \$5,000.00 to restore the parking lot to its original state before any work had been done and it was seconded by Commissioner Turner

Larry Barkes, City Attorney will prepare an agreement, as full settlement, to pay \$5,000.00 for repairs to the parking lot at the Family Restaurant.

After discussion, on call of the roll, the motion was carried by the following vote:

Ayes: Coyne, Stump, Turner, and Weddell

Nays: None

The motion was adopted by a vote of 4 in favor and 0 against.

b. Res.- 58-2017 Ratify Contact Amendment with John Ward Concrete for Intersection Improvements & Stormwater Basin –Phase I at Lincoln Ave. (SR4) and Steury Ave. (42:04)

Becky Hershberger, Brownfields Coordinator, explained that this was discussed at the last meeting and the amendment would cover the parking lot on the east side of the project at Lincoln and Steury as well as the change order to address any contamination which brings the contract total to \$753,230.25 with a completion date of December 1, 2017.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 58-2017.

The motion was adopted unanimously.

c. Res.- 59-2017 –Approval of Agreement Amendment with DLZ for Goshen Industrial Park Stormwater Drainage Improvement South of the Railroad Spur

Dustin Sailor, City Engineer, (43:17) explained that this was presented at the last meeting as a possible amendment to the agreement with DLZ for an additional \$8,900.00 that would evaluate storm water drainage improvements and an additional retention basin.

A motion was made by Commissioner Weddell and seconded by Commissioner Coyne to approve Resolution 59-2017.

The motion was adopted unanimously.

d. Update on Coring's for Fairfield and US Hwy 33 by Abonmarche

Leslie Biek, City Engineering (44:27) explained that we received the results of the coring's to determine if we could add the travel lanes to the shoulder and add the center turn lane. It was determined that it is not thick enough so as a result we would have to remove the shoulder and add asphalt to make it thick enough. Abonmarche has provided an estimate to do everything that has been recommended and that estimated cost is approximately \$965,000.00. (45:39) Dustin Sailor, City Engineer added that as part of the Park 33 Development, we were evaluating the traffic improvements for that intersection that might include other future development, but at this time we don't know of any for sure. Dustin is looking for direction from the Commission on whether we would do nothing at right now or proceed with changes to the roadway, but if we do want to proceed we would need to finalize the traffic study. It was the opinion of the Commission that at this time we should wait until the development is completed (51:50).

NEW BUSINESS

a. Res.-60-2017 -Authorize payment of sewer and water tap fees for Park 33 Development

Dustin Sailor, City Engineer (55:19) explained that this request is made due to the miscalculation for the water and sewer tap fees for Park 33 Development. In the agreement the developer only had to pay for 1 water tap and 5 sewer taps but with the number of buildings, there will need to be additional water and sewer tap fees in the amount of \$21,750.00. This is the gap between what the developer was required to pay and the actual amount.

Discussion between Commissioners (58:04)

Mayor Stutsman (1:02:38) suggested that the payment be made out of the non-reverting fund and then reimbursed with TIF funds so that the utilities get paid

A motion was made by Commissioner Turner and seconded by Commissioner Weddell to approve Resolution 60-2017.

The motion was adopted unanimously.

b. Res.-61-2017-Change Order #1Walsh and Kelly, Inc., Dierdorff Road Reconstruction at Ardmore Ct.

Dustin Sailor, City Engineer (1:04:09) explained that the soils on the existing road were not good and when the triaxle's were driving on it to finish the road they were rutting it down. It was necessary to over excavate and the cost to complete that work was \$46,076.70.

Discussion (1:05:48)

A motion was made by Commissioner Turner and seconded by Commissioner Coyne to approve Resolution 61-2017.

The motion was adopted unanimously.

c. Discussion -Mill Race Pavilion Feasibility Study-Hunden Strategic Partners (possible special meeting).

Mark Brinson, Community Development Director (1:13:01) explained that Hunden Strategic Partners was not available to attend the regular meeting in September due to scheduling conflicts but would like to schedule a meeting later in the month. In order to do that it is necessary to schedule a Special Redevelopment Commission Meeting on September 27, 2017.

Discussion (1:15:39)

d. Discussion of Contract Amendment with John Ward Concrete

Becky Hershberger, Brownfields Coordinator, (1:20:10) explained that there is a desperate need to have temporary drainage from the north side of the intersection at Lincoln Avenue and Steury, to the pond. The drainage issue is scheduled to be addressed in 2019 with Phase II of the project, but right now there needs to be a temporary fix. Becky will bring back a contract next month.

Discussion (1:22:05)

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve payment of the Register of Claims totaling \$644,196.88.

The motion was adopted unanimously.

MONTHLY REDEVELOPMENT STAFF REPORT

Community Development Director Mark Brinson offered to answer any questions about the monthly report; however, the Commission did not have any questions.

OPEN FORUM

(1:29:32) Dustin Sailor, City Engineer, updated the Commission on the Kercher Road and Northwest Bike Trail

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for October 10, 2017 at 3:00 p.m.

ADJOURNMENT

The regular meeting was adjourned at 4:37 p.m.

APPROVED on October 10, 2017.

GOSHEN REDEVELOPMENT COMMISSION

Thomas W. Stump, President

Laura Coyne, Secretary