

# **GOSHEN REDEVELOPMENT COMMISSION**

## **Minutes for the Regular Meeting of April 9, 2019**

The Goshen Redevelopment Commission met in a regular meeting on April 9, 2019 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: Brian Garber, Andrea Johnson, Thomas Stump and Vince Turner

Absent: Brian Krider and Bradd Weddell

### **APPROVAL OF MINUTES**

A motion was made by Commissioner Turner and seconded by Commissioner Garber to approve the minutes of the March 12, 2019 regular meeting

The motion was adopted unanimously.

### **NEW BUSINESS**

**Resolution 17-2019** – Rafity Goshen Commom Council Resolution 2019-10 Establishing the Goshen Theater Project Fund and Disburse Funds

Larry Barkes, City Attorney, this is finalizing the resolution and the fund is established. This is necessary to start to make payments.

A motion was made by Commissioner Garber Johnson and seconded by Commissioner Garber to approve Resolution 17-2019.

The motion was adopted unanimously.

**Resolution 18-2019** – Approve and Authorize Execution of a Contract with Jerry Reed Excavating, LLC for Demolition of 102 Olive Street

Becky Hutsell, Redevelopment Project Manager, Legal Department prepared specs for the demolition and 2 bids were received. Asking permission to move forward with an agreement. Work will be completed within 45 days after the agreement is signed.

A motion was made by Commissioner Turner and seconded by Commissioner Garber to approve Resolution 18-2019.

The motion was adopted unanimously.

**Resolution 19-2019** Award Bid and Authorize Negotiation and Execution of an Agreement for Lawn Mowing Services for Redevelopment Owned Properties.

Becky Hutsell, Redevelopment Project Manager, 2 bids were received for lawn mowing with Stiver Group submitting the lowest bid. This is broken into 2 sections, lump sum, per mow and fall cleanup. Would like to add additional mowing not exceed \$3,000.00.

A motion was made by Commissioner Turner and seconded by Commissioner Garber to amend Resolution 19-2019 Item #2 to say not to exceed \$3,000 for additional mowing.

The motion was adopted unanimously.

A motion was made by Commissioner Turner and seconded by Commissioner Garber to approve Resolution 19-2019 as amended.

The motion was adopted unanimously.

**Resolution 20-2019** - Acceptance of Water Utility Easement for 65706 State Road 15 and 65736 State Road 15

Becky Hutsell, Redevelopment Project Manager, prior to starting the Waterford Mills Parkway project properties were acquired along State Road 15. Water main was installed as part of this project along west edge of property and the water main is inside the property line because it was city property. The easements were approved at the Board of Works meeting on April 8, 2019. The easements are needed before the properties can be sold.

A motion was made by Commissioner Johnson and seconded by Commissioner Garber to approve Resolution 20-2019.

The motion was adopted unanimously.

**Resolution 21-2019** – Approve Funding for Extension of Water Service and Water and Sewer Agreement for 65736 State Road 15

Becky Hutsell, Redevelopment Project Manager, the Commission owns the rental property at 65736 State Road 15 which currently occupied as a 4-plex. Property Management notified us that the bladder tank is leaking and the well pump is running constantly. Options are to replace the tank or connect to city water. We are getting ready to sell the property. Tap fees are \$2,845 and asking for an additional \$5,000 for hiring plumber, switching the connection and well abandonment. This Agreement also go to City Council for approval.

A motion was made by Commissioner Turner and seconded by Commissioner Garber to approve Resolution 21-2019.

The motion was adopted unanimously.

**Resolution 22-2019** – Approve Execution of Change Order #4 for Northwest Bike Trail

Leslie Biek, Traffic Engineer, at the entrance of Brookside Manor there is a drainage issue. The contractor removed some of the path and it helped with the drainage. DLZ looked at the site and has a proposed solution. The solution is to install a swale behind the path and re-slope the path away from road to the new swale. Rieth Riley has proposed a not to exceed price of \$25,000 to perform the work. For cost savings, the road will be closed for a couple days and no traffic control will be needed. Requesting permission to proceed with this change order and once work is performed and have actual cost, a final change order will be brought back to the commission.

Leslie Biek introduced Mike Trevino of DLZ Corporation the designer of Northwest Bike Trail.

Mike Trevino, Vice President of DLZ, stated that DLZ will stand behind the issue whatever the cost incurred. DLZ has been in business for over 100 years and we stand behind our work. Mr. Trevino gave some history about the project and some of the issue that have happened. Mr. Trevino also stated that DLZ values the relationship with the City of Goshen and hopes it continues.

Commissioner Turner and Commissioner Stump thanked Mr. Trevino for coming today and talking to the Commission.

A motion was made by Commissioner Turner and seconded by Commissioner Johnson to approve Resolution 22-2019.

The motion was adopted unanimously.

**Resolution 23-2019** – Award Bid and Authorize Negotiation and Execution of an Agreement for Jefferson Street/River Race Drive Parking Lot

Leslie Biek, Traffic Engineer, 3 bids were received and opened at the April 8<sup>th</sup> Board of Works meeting. Received a favorable bid well within our estimate. There was a base bid and an alternate bid which was to install a downward globe style light that distributes light evenly in all directions. The bid does not include 2 lights that need to have a double cobra head. HRP is the lowest bidder and they have been asked to provide a quote on the 2 additional lights. Requesting permission to approve the contract with HRP as the lowest responsive and responsible bidder and approve the bid and alternate amount not to exceed \$25,000 for a contract amount not to exceed \$770,126.48.

A motion was made by Commissioner Garber and seconded by Commissioner Garber Johnson to approve Resolution 23-2019.

The motion was adopted unanimously.

**Resolution 24-2019** – Approve and Authorize Execution of Change Order No. 1 and Change Order No. 2 for Kercher Road Reconstruction Phase 1

Leslie Biek, Traffic Engineer, Change Order No. 1 is a result of delays from NIPSCO utility relocation. The contractor had to modify their schedule and was not able to pave final surface last year and will pave this year. Change Order No. 1 will increase the contract amount by \$24,164.24 with an additional 31 days to the intermediate completion date. Change Order No. 2 is a result of the railroad tracks being closed the construction season for relocation of the signal and gates. The contractor incurred additional trucking costs due to the closure of the tracks. Change Order No. 2 will increase the contract amount by \$1,116.27.

A motion was made by Commissioner Turner and seconded by Commissioner Johnson to approve Resolution 24-2019.

The motion was adopted unanimously.

**Update:** Main Street – Leslie Biek, Traffic Engineer, stated that the transfer of Main Street to the City will take place on April 19, 2019.

**APPROVAL OF REGISTER OF CLAIMS**

3 new claims were added to the Register of Claims totaling \$1,225.00 for a new total of \$212,888.12

A motion was made by Commissioner Garber and seconded by Commissioner Turner to approve the Register of Claims totaling \$212,888.12 as amended.

**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.

**ANNOUNCEMENTS**

It was announced that the next regular meeting is scheduled for May 14, 2019 at 3:00 p.m.

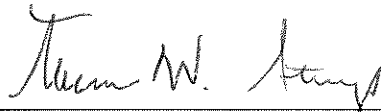
**ADJOURNMENT**

A motion was made by Commissioner Turner and seconded by Commissioner Garber to adjourn the April 9, 2019 regular meeting.

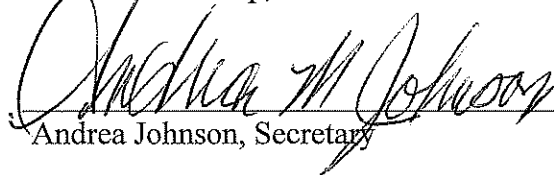
The regular meeting was adjourned at 3:47 p.m.

**APPROVED** on May 14, 2019.

**GOSHEN REDEVELOPMENT COMMISSION**



Thomas W. Stump, President



Andrea Johnson, Secretary