



# Columbus Redevelopment Commission

Regular Board Meeting

August 18, 2014

6:00 PM

City Council Chambers

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## Minutes

The Redevelopment Commission met in Regular/Special Session on Monday August 18, 2014 at 6:00 p.m.

### Call to Order:

The meeting was called to order at 6:00 p.m. by the President.

### Attendees:

Commissioners:

Kristen Brown, Pres.       Frank Jerome, V-P       David Wright, Sec.  
 Steven Scgalski       Robert Abrams       Russ Polling

Other attendees:

Parks & Rec representative, Bob Crider, Brian Payne, Airport  
Representatives of United Engineering  
Number of interested members of the public  
Heather Pope, Redevelopment Director; and Stan Gamso, counsel.

### Discussion Items:

1. Update on Parking Garage Management & Operation – Gary Thompson

Gary presented his monthly reports. Everything was on track and there were no deficiencies reported.

2. Roundabout Landscaping Options – Mayor Brown

The Mayor reported that she had received a number of requests to landscape the roundabout located at Lindsay, Indianapolis Road and 11<sup>th</sup> Street. Initially when



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the project was created and constructed there was a plan for landscaping, but there were insufficient funds.

Casey Ritz from Parks said the original plan was to tie Mill Race and the Parks together with a similar plan for consistency. The initial architectural landscaping plan was prepared by Michael R. Van Walkenburgh. That plan called for some 39 and 56 Hackberry and Coffetree's, respectively.

Heather reported she spoke with Jackson Nursery and they were having trouble locating that number of trees.

Frank reported he was in favor of pursuing this project. He further suggested coordination with Cummins regarding the landscaping of their medical center.

The Mayor said the roundabout needs landscaping and she inquired if the Commission was interested in pursuing same. There was a consensus to undertake this project. The Mayor suggested an RFQ and said the Parks Department would undertake the project with TIF funding.

There was further consensus to update the Van Walkenburgh design now that the entire area has been changed and to integrate the design with the surroundings, all of which have changed since the original Van Walkenburgh plan in 2007.

## **Action Items:**

1. Resolution #13 - 2014 of the Columbus Redevelopment Commission to amend the contract with Danielle McClelland, Crump Business Plan – Bob Crider

Bob reported that since the original contract for Danielle's services was executed, she has had a death in her family that necessitated her being out of town for some two (2) weeks that changed her target completion date.

She proposed a new delivery date and targets that has been incorporated in Addendum No. 2 to her contract. He recommended that the Commission approve the Addendum. The cost of the plan will not change and he was of the opinion that the dates were realistic based upon his discuss with her.



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Motion was made by Russ and seconded by Frank to accept the recommendations of Bob and enter into Addendum No. 2 with Danielle McClelland.

There was no discussion and the motion passed unanimously.

2. Resolution #14 – 2014 of the Columbus Redevelopment Commission request for funds for a major subdivision plan at the Airport. Brian Payne, Airport Director.

Brian presented a concept drawing that outlined future development plans for the Airport PUD. He was proposing a survey for a portion on the south west corner of the property for future commercial development. The cost of the survey and plat will be \$23,000. It is estimated some construction can begin in Spring of 2015.

There was no public input. Motion was made by Dave seconded by Frank to pay from the Airport TIF funds the sum of \$23,000 for a survey and plat to be performed by E.R. Gray and Associates. There being no further discussion the motion passed unanimously.

3. Resolution #15 – 2014 of the Columbus Redevelopment Commission to engage United Construction for Engineering and Design Services for the first phase of the multiuse people trail of the State Street Revitalization Project – Beth Fizel, City Engineer and Jeff Bergman, Director of Planning.

Jeff reported this project comes to the Commission as a follow-up to a prior presentation for the State Street project. He said they had spoken with INDOT and discussed their project, i.e., the street overlay. He said there are a number of ramps along the route that will need to be replaced and working with INDOT could result in the city taking advantage of the project such that the cost of the ramp replacements would be borne by INDOT.

After lengthy discussion of the Lakota Plan for State Street, as prepared a number of years ago, Jeff recommended development of an engineering plan for sidewalks and people trails along the State Street route where INDOT intends to perform their overlay work.

There was substantial discussion, led mostly by Frank about the width of the trail, 8 feet versus 10 feet. Also, he spent substantial time discussing placement of light poles and relocation of utility poles.



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The Commission heard from both the Mayor and representatives of United Engineering who discussed the extent of the plan and the cost of the services to be provided by United.

Councilman Brand attended the meeting and reported that he has spoken with INDOT earlier in the afternoon and representatives in Indianapolis agreed to delay the project until 2016 to allow the City to methodically develop their sidewalk and people trail plan and integrate same with the INDOT renovation.

The estimates by United were presented. They offered multiple options, however, the Mayor thought the Tier 1 and Tier 2 plan with the use of pavers was the most beneficial to the community and said engineering services would cost \$488,500.

Again, long discussion ensued between the Commissioners about such a project, whether it was being rushed. Public input was received. The Commissioners were advised by United that the first phase of this project would be the acquisition of a topographic survey to determine the terrain, right-of-way widths, location of utility poles, etc. Said survey would cost some \$70,200.

Ultimately, after about two (2) hours of discussion the Commissioners agreed to approach this project in two phases, one was to engage United to perform the topographic survey and two, to recommend to City Council the engineering study as proposed by United subject to City Council approval or veto.

Motion was made by Russ to recommend to the City of Columbus BOW the expenditure of \$70,200 for the preparation of a topographic survey for the property located between Mapleton Street on State Street north west to 3<sup>rd</sup> Street, then westerly along 3<sup>rd</sup> Street to the White River. Steve seconded the motion. Following no public input the motion passed unanimously.

Then motion was made by Frank to recommend to the City Council of the City of Columbus the option to accept or reject a Tier 1 and Tier 2 Option B proposal for an engineering study along the same route in the amount of \$418,300. Discussion ensued. Dave seconded the motion. Upon voice vote, Frank, yes; Dave, yes; Mayor, yes; Russ, yes; and Steve, No. The motion passed.



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4. Resolution #16 – 2014 of the Columbus Redevelopment Commission to engage Westlake Reed Leskosky for Pre-Design Services for the Custer-Nugent Amphitheater – Heather Pope, Director.

Heather reported, based upon direction she had received, an Agreement has been sought and received from Westlake Reed for their services to commence work on the Custer-Nugent Amphitheater. Westlake proposed a fee of \$20,000 for services to conduct presentations, focus group studies and final presentations of their plans for the amphitheater redesign.

Discussion followed and the Mayor commented that the proposal being offered included costs for services they previously provided in the amount of some \$5,000 and she did not think we should pay for that. It was her understanding that their initial presentation of July 28, 2014 and August 5, 2014 were being provided gratuitously by Westlake. Following discussion, the sum of \$5,000 was struck by interlineation and the draft of the proposed motion was reduced to the sum of \$15,000.

Russ moved to approve the Westlake Reed Leskowsky contract for services in the amount of \$15,000. Steve seconded the motion. There being no further discussion the motion passed unanimously.

7. Approval of Minutes: July 28, 2014 Special Meeting

Review of the July 28, 2014 Special Meeting Minutes was had, no corrections or changes were noted. Russ moved and Frank seconded a motion to adopt same. There being no discussion the motion passed unanimously.

Approval of Minutes: July 21, 2014 Regular Meeting

Review of the July 21, 2014 Regular Meeting Minutes was had, no corrections or changes were noted. Frank moved and Russ seconded a motion to adopt same. There being no discussion the motion passed unanimously.

8. Review and Approval of Claims

Heather presented six (6) claims to the Commission for consideration. The Commissioners had previously examined the claims, Russ moved and Frank seconded a motion to approve same. The motion passed unanimously.



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## Adjournment

There being no further business, Russ moved and Frank seconded a motion to adjourn. The motion passed unanimously and the meeting was adjourned at 8:56 p.m.

Approval of \_\_\_ day of \_\_\_\_\_, 2014 minutes.

\_\_\_\_\_  
President

\_\_\_\_\_  
Vice-President

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Member

\_\_\_\_\_  
Member

Date: \_\_\_\_\_