

KENDALLVILLE REDEVELOPMENT COMMISSION  
MINUTES FROM MARCH 14, 2018 MEETING

I. Meeting was called to order by President Ray Scott at 8:03 A.M. with the following members present: Ray Scott, Loren Allen, Lynnette Leamon, Brent Durbin and Ian Schowe. Steve Garbacz, Sheryl Hanes and Scott Derby were also present. Absent: Lance Harman and Barb Babcock.

II. The minutes of the February 14, 2018 meeting were reviewed. A motion to approve the minutes as corrected was made by Loren Allen and seconded by Lynnette Leamon. The ORCA grant request (listed in the minutes) should be changed to OCRA grant request. No other changes. Motion carried.

III. The financials were reviewed. Ray stated there is sufficient funding everywhere for now. No additional comments from Sheryl Hanes. Motion to approve was made by Loren Allen and seconded by Lynnette Leamon. Motion carried.

Loren Allen stated he thought Gary Strater was proceeding with his steps at the old post office on West Mitchell.

IV. Old Business

A. Ray Scott reported on the Streetscape. There is nothing new that he's heard other than the grant request and we should know early next month whether we get it or not. Lynnette Leamon reported there has been some discussion of possibly a Historical Tour planned by Experience the Heart of Kendallville. They have a meeting this Thursday, so there would be more discussion on that.

B. Ray stated there was a request from H.J. Umbaugh & Associates. Sheryl Hanes explained it is a TIF Management Report that has to be done by April 15<sup>th</sup>. They're coordinating with Sheryl on the information they need to do that. It tells our numbers in the TIF area and if there are any changes made to the TIF area last year. It is sent to the Dept. of Local Government Finance. No bills were received.

C. Scott Derby gave a (not quite final) update on Fairview Blvd. He reported that there is a small punch list of items. The electrical contractor was out there yesterday trying to work out a glitch they've had with the Pedestrian signals. The Push Buttons are not working right (sticking) so they're coming early next week to change those out and get those fixed. There are little things, the Pedestrian signs need to be changed to the fluorescent yellow/green to match the others. There are a few signs that Scott wants resized and adjusted back for clearance for in the sidewalk registry. A little bit of touching up on the sod. There's always little things (to wrap up a project.)

Ray reported that the big DLZ trailer is gone. He asked Scott if there has been any feed back from the community. Scott stated he had not had much, so generally speaking "No news is good news." If there are issues, you tend to hear those because people are more vocal about those. There is also a manhole that got buried. It is in the grass by Gas America. Another in the driving lane that is a little low and that is included on the punch list.

Ray stated there was a pay request #11 sent around on the 27<sup>th</sup>. DLZ pay request #11, invoice #79057 for the total amount of \$6,363.63. The federal share of the 80% of that is \$5,090.90 and then our 20% local share is \$1,272.73. Scott pointed out that this brings the construction and inspection services total invoiced to date including this one, to less than 58% of their not to exceed total. There will still be some end of project signs involved that they have to do a fair amount of paperwork, but I do not see them

approaching 100% of their not to exceed total. In other words there will be some savings by the time they are done. Loren Allen motioned for to pay, and Lynnette Leamon seconded. Motion carried.

D. Ray stated he had not heard anything more from the EID about the billboard. Scott had not either. It looks as though it has been resized back to what it was. Timothy is the President of the EID and is aware of the signage needed to finish. Greg Williamson is on the board. Lynnette stated they were contacting the billboard company to design something. They also have a meeting Thursday and will probably know more. It would be a wrap to go around the billboard.

E. Design work on the multi-use path from Dowling Street to Allen Chapel. Scott Derby said the design work is progressing. Had a meeting with the residents of Arvada Hills and got some good feedback there. As a result of that meeting the path forward that we are taking is to limit the design to the main line of the path along and within the U.S. 6 right away. There was good feedback from the residents of Arvada Hills as to where or whether there should be a connect into their addition. So we're going to take the wait and see approach and get the main line designed and hopefully constructed at some point once funding is found and see how its used and how its not used in order for some unknowns perhaps and approach the residents again or they approach us after the main line path is there and we can do what may work best at that point. The main line will not be against the fence. It will be within the right of way and it will be set back far enough from the U.S. 6 pavement to be safe, but it will not be right up against the fence. The other bit of news I've been told is the Mayor's Youth Advisory Council wants to take on as a fundraising project a privacy fence to go along the main line path and the Arvada Hills neighborhood. So that's something they are exploring and something we are going to include in the application for the INDOT permit so that it would be allowed at whatever point that funding is secured. The surveying work has been done and they will take that field data and put the plans together. There is a couple who live on the southeast side of the addition that right now are experiencing people walking and riding through their yard now, trespassing on their property. There is some thought and concern by them and some others that putting a connection into Arvada Hills may exacerbate that problem rather than help better define and limit the location. So that would be one of those wait and see things. So for a number of reasons we are just going to limit our work at this time for the main line path. Noble Trails is on board (supportive) of this path.

Ray stated However it turns out it will be well worth it. And Scott added, It's certainly a safety issue we've had concerns about for a long time. And Ray added, It's a safer way to cross over Highway 6 too. That's a good thing.

#### F. New Business

Ray had not received any façade grant requests. Without any other discussion, Loren made a motion to adjourn the meeting, and Lynnette seconded it.

Meeting was adjourned at 8:25 A.M. The next meeting will be on April 11, 2018 at 8:00 A.M.

Submitted by,  
Lynnette Leamon