

# Town of Cedar Lake

Lake County, Indiana

Redevelopment Commission Regular Meeting

September 10, 2012

Cedar Lake Town Hall – 6:00 pm

## Pledge of Allegiance

Cedar Lake Redevelopment Commission: Present were: President Patrick Conlon, Vice President George Vukmirovich, Member Beck Davis and Member Tony Bender.

Also Present were: Town Council Committee Member Randy Niemeyer, Bob Carnahan, Town Administrator Ian Nicolini, Hanover School District Liaison Mary Joan Dickson and Crown Point School District Liaison Jerry Caravana.

### **Motion:**

Patrick Conlon entertained a motion to approve the June 11, 2012 minutes as written.

Motion made by Beck Davis and seconded by Tony Bender as written.

Becky Davis	Tony Bender	George Vukmirovich	Patrick Conlon
YES	YES	YES	YES

Vote: 4-0

### **Motion:**

Patrick Conlon entertained a motion to approve the minutes of the June 18, 2012 special meeting as amended

Motion made by Tony Bender and seconded by George Vukmirovich.

Becky Davis	Tony Bender	George Vukmirovich	Patrick Conlon
YES	YES	YES	YES

Vote: 4-0

### **Motion:**

Patrick Conlon entertained a motion to approve the July 9, 2012 minutes as written.

Motion made by George Vukmirovich and seconded by Becky Davis.

Becky Davis	Tony Bender	George Vukmirovich	Patrick Conlon
YES	YES	YES	YES

Vote: 4-0

### **Monthly Vendor Invoice Review:**

#### **Motion:**

Patrick Conlon Entertained a motion to approve Austgen Kuiper & Associates Invoice # 57290 in the amount of \$225.00.

Motion made by George Vukmirovich and seconded by Tony Bender.

Becky Davis	Tony Bender	George Vukmirovich	Patrick Conlon
YES	YES	YES	YES

Vote: 4-0

Patrick Conlon entertained a motion to approve Austgen Kuiper and Associates Invoice # 57663 in the amount of \$75.00.

Motion made by George Vukmirovich and seconded by Tony Bender.

**Written Communications: NONE**

#### **Monthly Reports:**

Ian Nicolini: all of the offers have gone out for the twenty-four (24) parcel owners in the right-of-way, so far we have secured two (2) and we have received five (5) that we have confirmed information on, and are in the paperwork process for those. We have been working closely with the owners as well as with the buyer to make sure that we understand the ins and outs of their property and the offers based on those rates.

We have received word back from Federal Highways that the traffic signal controls, OPTICON system, are no longer being paid for with the federal share for the road projects. This was included in the design for the second phase. The request is for the Redevelopment commission to make those funds available to install that as part of the project. If the federal government is not going to pay their 80% and the intersection is still in use then why wouldn't we have this safety improvement ahead of time? We have had some serious crashes there in years passed.

Patrick Conlon: Concerns would be the re-working at the time of and through the construction, and that we are not going to spend any unnecessary money.

Ian Nicolini: The understanding is that there would not be any, but there is still confirmation on that question. The recommendation would be to install this device to make the intersection as safe as we can since we now know we will not be funded for this in the upcoming road project.

Ian Nicolini: 133<sup>rd</sup> Phase II design: The utility plans have gone out for NIPSCO to approve, comment or change. The utility coordination is going very well.

Patrick Conlon: Requested that Structure Point come to a Redevelopment Commission meeting for an update.

Ian Nicolini: They will be more than happy to update the commission.

### **Pending and Future Developments:**

Ian Nicolini: The O'Reilly permit has been approved, but not picked up yet. We are waiting for system improvements in the pump house in Robins Nest, therefore the water is not available for Luke Oil as of yet. The Water Department is working on repairing this issue as soon as they can.

### **Old Business:**

Patrick Conlon: Investigate Way-Finding project pricing. This would be placed at least the four (4) entrances of the Town. What would be the Commissions pleasure for this project? (group discussion)

Ian Nicolini: would look for design elements of the professionals. We should engage in a steering committee that will offer some input on what they are looking for. There are principals that are better known by professionals for this project.

Randy Niemeyer: Communication within the Town is a must for this project.

(group discussion regarding signs)

Patrick Conlon: The first step is to request RFQ, request for qualifications, this lets design companies show the committee what the possibilities are to help with the decisions.

(discussion regarding way finding themes & designs)

### **Motion:**

Patrick Conlon entertained a motion to proceed with the RFQ for the way finding project.

Motion made by Tony Bender and seconded by Becky Davis as stated by Mr. Nicolini.

Becky Davis	Tony Bender	George Vukmirovich	Patrick Conlon
YES	YES	YES	YES

Vote: 4-0

Discussion regarding committee members

**133<sup>rd</sup> and Morse Street Print Coating:**

Ian Nicolini: We have solicited three (3) quotes for the thermo Plastic Coating on the intersection of 133<sup>rd</sup> and Morse. We received two (2) back. Options #1 – re-coat existing street print with one (1) day complete closure for \$8,555.00. Option #2 – re-coat existing street print with two (2) to three (3) days partial intersection closure for \$11,505.00. Option #3 – apply thermoplastic coatings to existing street print area with one (1) day closure for \$24,337.00 with add on of \$1,800.00.(see attached) we will request a durability evaluation and warrantee information per our consultant.

(discussion regarding 133<sup>rd</sup> & Morse street print)

Ian Nicolini: will speak to Gallaher Asphalt regarding holding the pricing until spring of 2013.

Patrick Conlon: The commission will revisit this project come spring of 2013 per the direction of Ian Nicolini.

**New Business:**

133<sup>rd</sup> Reconstruction: Patrick Conlon: with all of the upcoming updates on the East side of the lake we would like to check on the available capacity for improvements.

Randell Niemeyer: Would hope that the commission would set forth an aggressiveness to improve this side of the lake.

Ian Nicolini: We cannot say for certain what the debt capacity would be. We currently have a proposal from London Witte Group for \$3,000.00 for the study. This proposal is very reasonable for this project. This will tell you what kind of debt capacity you do have. This will get you one of two things; help you to determine the feasibility of some high priority planning projects and let you know what resources are available for other components of the plan. This will give you an idea and let you plan for future projects.

Preliminary cost budget for 133<sup>rd</sup> Avenue (Morse Street to Fairbanks) Total cost is \$1,433,500.00. This includes the construction cost and the engineering cost. (see attached

breakdown) This will be about a \$1.5 million dollar project which will be a huge impact on the East side TIF district. If we have the bonding capacity we can do this locally.

Patrick Conlon: in the discussions with NIPSCO is there a possibility of relocating the lines.

Ian Nicolini: We need to think about how we choose the consultants for this project. We should have a full service firm on this project.

**Motion:**

Patrick Conlon entertained a motion to proceed with London Witte Group proposal dated September 6, 2012 as discussed with a not to exceed amount of \$3,000.00 for the potential of bonding capacity.

Motion made by Beck Davis and seconded by Tony Bender.

Becky Davis	Tony Bender	George Vukmirovich	Patrick Conlon
YES	YES	YES	YES

Vote: 4-0

**Resolution 2012-5:**

Read by title only;

A RESOLUTION OF THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, REDEVELOPMENT COMMISSION APPROVING AND AUTHORIZING USE OF DEPARTMENT OF REDEVELOPMENT GENERAL FUND BUDGET FOR TOWN ADMINISTRATIVE STAFF PARTICIPATORY AND CONTRIBUTORY SALARY PAYMENT, AND ALL MATTERS RELATED THERETO.

SECTION ONE: that an amount, not to exceed \$5,000.00, is hereby authorized and approved from the Redevelopment General Fund to be utilized for participatory and contributory partial salary compensation for a designated Town Administrative Staff Employee so approved for such compensation by the Town Council in an appropriate Salary Ordinance, or amendment thereto, for the reasons and purposes set forth hereinabove. This participatory and contributory amount approved for partial salary compensation and benefit purposes shall remain in effect until expressly repealed or rescinded by like Resolution of the Town Redevelopment Commission.

Patrick Conlon: requests any public questions or comments regarding resolution 2012-5 to the audience and commission three (3) times without any questions or comments.

**Motion:**

Patrick Conlon entertained a motion to approve Resolution 2012-5 as read by title only including section 1.

Motion made by Becky Davis and seconded by George Vukmirovich.

Becky Davis	Tony Bender	George Vukmirovich	Patrick Conlon
YES	YES	YES	YES

Vote: 4-0

**Procedure for meeting cancellations:**

Patrick Conlon: would like the commission to contact either Ian Nicolini, himself and the recording secretary via phone call, e-mail or a text message.

Bob Carnahan: September 17th to the 23<sup>rd</sup> is constitution week.

The United States Department of Education gave a Blue Ribbon Award to Douglas MacArthur School, in which only eight (8) schools were given nationwide this year.

**Motion:**

Patrick Conlon entertained a motion to adjourn.

Motion made by Becky Davis and seconded by Tony Bender.

Becky Davis	Tony Bender	George Vukmirovich	Patrick Conlon
YES	YES	YES	YES

Vote: 4-0

**Town of Cedar Lake**

Regular Public Meeting

Redevelopment Commission

September 10, 2012

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Patrick Conlon – President

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George Vukmirovich

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Becky Davis – Member

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Anthony Bender – Member

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Jaime Bertola – Recording Secretary