

MOORESVILLE REDEVELOPMENT COMMISSION

MINUTES

Thursday, August 3, 2017 6:00pm

Members present: Harold Gutzwiller, Joe Beikman and Don Stultz. School board appointee Rex Cook was present. Attorney Tim Currens was present. Project Manager Chelsey Manns were present.

A motion was made by Commissioner Stultz and seconded by Commissioner Beikman to approve the executive session and public meeting minutes from July 6. The motion carried 3-0.

Financials were presented by email from the Clerk-Treasurer previously. Commissioner Beikman made the motion to accept the financials as presented. The motion was seconded by Commissioner Stultz and it passed 3-0.

Public Comment Diane Huerkamp representing Celebrate Mooresville thanked the Commission for their support of the OCRA Matching Grant. The wayfinding signs have been delivered to the Town and the Superintendent of Public Works Dave Moore and his team will be installing the signs. Mrs. Huerkamp also showed a replica of the bronze plaques that will be placed at participating downtown businesses. Celebrate Mooresville will be discussing its initiatives including this opportunity at the August Mooresville Chamber Luncheon as well as on August 28th. On behalf of Celebrate Mooresville, they would like to coordinate on the launch of the Bicentennial Park. December 2nd is slated to be the date for Victorian Christmas which could be a great opportunity.

Southbridge Crossing: No update at this time.

Gateway Project Update:

Bicentennial Park: Manns presented Change Order I to the Commission for the Bicentennial Park for a total of \$9,357.00. It includes the addition of audio equipment for the state per PR 001 for \$12,884.00, the addition of a Knox Box per PR 2 for \$498.00, a deduct of \$2,400.00 for a light fixture per acceptance of alternative during bidding and a deduct of \$1,625.00 for the relocation of electrical service near the building per PR 4. Commissioner Beikman made the motion to accept and approve the change order as presented. Commissioner Stultz seconded the motion which carried 3-0.

Indiana Street: At the July Meeting, a quote for \$4,700 was provided by Rundell Ernstberger & Associates (REA) for the coordination efforts in the removal of the wooden electrical pole at the south end of Indiana Street. Manns received another quote from Vanning Engineering for \$4,800 which did not include the electrical drawings which would be an additional charge. Commissioner Stultz made the motion to approve REA's quote, contingent upon whether their quote included the electrical drawings. Commissioner Gutzwiller seconded the motion. The motion failed 2-1 (Commissioner Beikman).

Old Business: Commissioner Beikman requested the status for the lighting of the north gateway sign. Manns shared an email she received earlier from Dan Bishop with Light Source. He left a message with R&M (the original electrical contractor) and was hoping to hear back from him. R&M needs to get out and verify connections and how water is in the lines. Bishop can't change out CBOXs if it will just happen again. R&M stated in the past this is past their warranty, but Bishop feels this is not a warranty

issue, but an installation issue. Commissioner Beikman made the motion that if the sign is not fixed within two weeks, the Commission proceed with legal action against R&M and Light Source. After some discussion, Commissioner Beikman amended the original motion to include Attorney Currens looking into whether legal action is warranted. Commissioner Stultz seconded the motion, which passed 3-0.

New Business: The proposed TIF Plan was provided to each of the Commissioners prior to the meeting. Commissioner Gutzwiller listed the projects which included Public Safety, Workforce Training for incumbent workers as well as Mooresville High School graduates and additions to the acquisition list which are properties outside of the Town boundary. No questions were asked of the additions outside of Public Safety. New proposed language was provided by Commissioner Gutzwiller for the Public Safety portion of the plan. Discussion ensued regarding the verbiage. It was decided to remove 'interior' from the proposal. Commissioner Beikman shared that two budgetary quotes were provided for the police station that exceeded \$1,000,000.

Commissioner Boyd entered the meeting.

Attorney Currens went through the process to amend the plan. Commissioner Beikman made the motion to include the declaratory resolution as amended. Commissioner Stultz seconded the motion, which carried 4-0. Commissioner Beikman made the motion to appoint Commissioner Gutzwiller signatory. Commissioner Stultz seconded the motion, which carried 4-0.

Legal Update: No legal update.

Economic Development/Projects Update: Manns shared that she had been working to upload the TIF Plans along with the Gateway/Corridor Plans to the Town's website. To do so, the RDC needs to spend \$250.00 to have the ability to upload documents. Commissioner Beikman made the motion to expend the \$250.00 to upload documents to the Town's website. Commissioner Boyd seconded the motion, which carried 4-0.

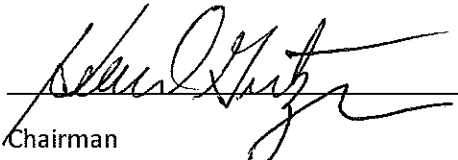
Manns shared that there are samples from Linel regarding the sculptural piece for Bicentennial Park available in the second story conference room through Friday morning.

Review of Claims: Claims were presented in the amount of \$440,119.70. A motion was made by Commissioner Beikman and seconded by Commissioner Stultz to accept and approve the claims as presented. The motion carried 4-0.

For the Good of the Order: Commissioner Gutzwiller congratulated Manns on the birth of her second child and thanked her for her continued commitment to the Commission during this time.

Because of conflicts, the next regular meeting will be Wednesday, September 20, 2017.

Commissioner Stultz made the motion to adjourn.


Chairman

ATTEST:

Don Stuf

Secretary

