

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of February 13, 2024

The Goshen Redevelopment Commission met in a regular meeting on February 13, 2024 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 Brian Garber. On call of the roll, the members of the Goshen Redevelopment Commission were shown to be present or absent as follows:

Present: Brian Garber, Brianne Brenneman, Jonathan Graber, Brett Weddell, Bradd Weddell and Colin Yoder

Absent: None

Mayor Leichty swore in each Commission member.

PRESENTATION

Shane Dyer and Casey Yeager from Viewrail. Last fall an open house was held and the project was very well received. We listened to the feedback and have decided to move forward with a townhome project instead of apartments. Provided a power point of general information.

APPROVAL OF MINUTES

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to approve the minutes of the January 9, 2024 regular meeting.

The motion was adopted unanimously.

Resolution 01-2024 – Approval and Authorization for Execution of 10th Street and Douglas Street Road Reconstruction Change Order No. 3 with Niblock Excavating, Inc.

(22:23) Dustin Sailor, Director of Public Works, this change order is for costs related to fittings, valves and removing of sanitary structures on Douglas Street. The change order increases the contract amount by \$14,674.68 for a revised contract amount of \$4,295,386.08.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to approve Resolution 01-2024.

The motion was adopted unanimously.

Resolution 02-2024- Approval of Contract Amendment No. 2 with American Structurepoint for Geotechnical Services

(25:00) Dustin Sailor, Director of Public Works, a key component of the design is the geotechnical work. Since signing the professional engineering services contract, INDOT standard rates have increased. The consultant has requested their standard fee be increased accordingly. The increase in the geotechnical service fee is \$19,298.00. This is INDOT funding thru MACOG and will see if reimbursement is available.

A motion was made by Commissioner Graber and seconded by Commissioner Brenneman to approve

The motion was adopted unanimously.

Resolution 03-2024 Approval of Agreement Amendment No. 4 with American Structurepoint to Establish a Quiet Zone along Norfolk Southern Marion Branch

(29:00) Dustin Sailor, Director of Public Works, good progress has been made on the quiet zone but there is one more hurdle to complete before submitting the application. We have reached out the county regarding the County Road 40 railroad crossing and they have requested an interlocal agreement that gives consent to make improvements for the quiet zone. The cost of this amendment is \$58,425.00.

An error was made in the resolution and the correct amount of the amendment is \$58,425.00.

A motion was made by Commissioner Weddell and seconded by Commissioner Graber to amend and replace the amount of \$48,495.00 with \$58,425.00.

The motion was adopted unanimously.

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to approve Resolution 03-2024 as amended.

The motion was adopted unanimously.

Resolution 04-2024 –Approval of Funding for Agreement with American Structurepoint for Madison Street Railroad Crossing Improvement Plan

(35:35) Dustin Sailor, Director of Public Works, Norfolk Southern must improve the Madison Street railroad crossing in association with the Highway Safety Improvement Program (HSIP). The City has provided its portion of funding towards this project; however, HSIP improvements are not meant for quiet zones and NS does not intend to install crossing arms that would support the City's quiet zone. While the City and INDOT disagree with NS approach, NS has responded that if the City would like something else considered, the City must prepare a plan for NS approval.

A motion was made by Commissioner Weddell and seconded by Commissioner Yoder to approve Resolution 04-2024.

The motion was adopted unanimously.

Resolution 05-2024 –Approval of Additional Construction Inspection Services for East College Avenue Infrastructure Extension Project

(43:00) Becky Hutsell, Redevelopment Director, this is the second agreement amendment with Abonmarche Consultants, LLC for East College Avenue Construction Inspection Services. When the project originally began, we entered into the first agreement for the remainder of 2022 and in December of 2022 we did an extension through the 2023 season. The total of the second amendment is \$89,760 for a total contract amount of \$910,760.

A motion was made by Commissioner Weddell and seconded by Commissioner Brenneman to approve Resolution 05-2024.

The motion was adopted unanimously

Resolution 06-2024 – Approval of Surveying Services for Right-of-Way Descriptions for 65693 and 65719 State Road 15

(47:00) Becky Hutsell, Redevelopment Director, the Commission previously agreed to sell the State Road 15 homes that were acquired as part of the Waterford Mills Parkway extension project. This project has been changed to road improvements along State Road 15. Before selling the homes, an additional 20' right-of-way dedication will be needed. JPR can complete for a fee of \$2,200 and complete work within two week of notice to proceed.

A motion was made by Commissioner Weddell and seconded by Commissioner Yoder to approve Resolution 06-2024.

The motion was adopted unanimously.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Weddell and seconded by Commissioner Yoder to approve payment of the Register of Claims totaling \$227,449.32

The motion was adopted unanimously.

MONTHLY REDEVELOPMENT STAFF REPORT

Becky Hutsell, Redevelopment Director, stated some updates have been made to the staff report. Dustin Sailor, Director of Public Works, wanted to highlight the Reliance Road/Peddlers Road Project with utility relocation to start soon. Anticipated construction to start in May.

Becky Hutsell stated that the Lincoln/Steury Reconstruction Project is going out to bid March 1st and will have the bids at the April meeting.

OPEN FORUM

Commissioner Brett Weddell thanked Dustin Sailor and Becky Hutsell for their continued work on the quiet zone over the years.

Commissioner Bradd Weddell asked about the US 33 project and how it may impact any future Redevelopment projects. Mr. Sailor responded that INDOT has confirmed the estimate for the project came in much higher than anticipated and will move the project to 2027 which is open to change. Also discussed the replacement of the lift station along US 33.

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for March 12, 2024 at 3:00 p.m.

ADJOURNMENT

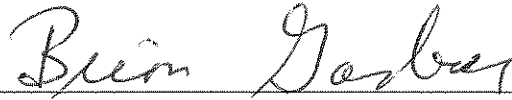
A motion was made by Commissioner Weddell and seconded by Commissioner Graber to adjourn the meeting.

The motion was adopted unanimously.

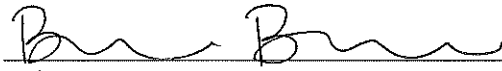
The regular meeting was adjourned at 4:01 p.m.

APPROVED on March 12, 2024

GOSHEN REDEVELOPMENT COMMISSION

Handwritten signature of Brian Garber in cursive script, written over a horizontal line.

Brian Garber, President

Handwritten signature of Brianne Brenneman in cursive script, written over a horizontal line.

Brianne Brenneman, Secretary