

MINUTES

ANDERSON REDEVELOPMENT COMMISSION

January 11, 2022

PUBLIC MEETING

5:00 p.m.
Via Zoom Conferencing

MEMBERS PRESENT

Richard Symmes, President
Danny McGhee, Vice President
Kenneth Davenport, Secretary
David Eicks
Perry Washington

STAFF PRESENT

Greg Winkler, ED Director
Karen Soetenga, ED Dept
Mike Austin, Commission Attorney

OTHERS PRESENT

Doug Whitham, City Controller
Sheila Ashley, City Clerk
Matt House, City Engineer
Ken de la Bastide, Herald Bulletin
Hilary Tyler, Light and Power

OPEN PUBLIC MEETING

ROLL CALL AND DECLARATION OF QUORUM

Mr. Symmes, at 5:00 pm., established a quorum with four (4) members present.

ELECTION OF OFFICES

Mr. Symmes opened the nominations for President. Mr. Davenport nominated Mr. Symmes. Mr. Symmes asked twice for any other nominations and there were none. Nominations were closed. Mr. Symmes called for a vote on Mr. Symmes to serve as president for 2022.

A roll call vote was taken.

Mr. Symmes, yes
Mr. Davenport, yes
Mr. Eicks, yes
Mr. Washington, yes

Motion passed unanimously; 4 yes, 0 no. Mr. Symmes will continue as Commission President for 2022.

Mr. McGhee joined the meeting.

Mr. Symmes opened the nominations for Vice President. Mr. Symmes nominated Mr. McGhee. Mr. Symmes asked twice for any other nominations, and there were none, nominations were closed.

A roll call vote was taken.

Mr. Symmes, yes
Mr. McGhee, yes

Mr. Davenport, yes

Mr. Eicks, yes

Mr. Washington, yes

Motion passed unanimously; 5 yes, 0 no. Mr. McGhee will continue as Commission Vice President for 2022.

Mr. Symmes opened the nominations for Secretary. Mr. Eicks nominated Mr. Davenport. Mr. Symmes asked twice for any other nominations and there were none.

Mr. Symmes closed nominations.

A roll call vote was taken.

Mr. Symmes, yes

Mr. McGhee, yes

Mr. Davenport, yes

Mr. Eicks, yes

Mr. Washington, yes

Motion passed unanimously; 5 yes, 0 no. Mr.

Davenport will continue as Commission Secretary for 2022.

LEGAL COUNSEL

Mr. Symmes nominated Mr. Michael Austin as legal counsel to the Commission for 2022. Mr. Eicks seconded.

A roll call vote was taken.

Mr. Symmes, yes

Mr. McGhee, yes

Mr. Davenport, yes

Mr. Eicks, yes

Mr. Washington, yes

Motion passed unanimously; 5 yes, 0 no. Mr. Austin will continue as Commission legal counsel for 2022.

MINUTES

Mr. Eicks moved to approve the December 14, 2021 and December 20, 2021 minutes as presented. Mr. Davenport seconded.

A roll call vote was taken.

Mr. Symmes, yes

Mr. McGhee, yes

Mr. Davenport, yes

Mr. Eicks, yes

Mr. Washington, yes

Motion passed unanimously; 5 yes, 0 no.

FINANCIALS / INVOICES

Commission members reviewed financials and invoices.

Mr. Eicks moved to approve the invoices in the amount of \$238,679.90. Mr. McGhee seconded.

A roll call vote was taken.

Mr. Symmes, yes

Mr. McGhee, yes

Mr. Davenport, yes
Mr. Eicks, yes
Mr. Washington, yes
Motion passed unanimously; 5 yes, 0 no.

Ms. Ashley, City Clerk, swore in Perry Washington and Danny McGhee.

BUSINESS

Change Orders - MLK Improvements

Mr. House, City Engineer, informed members the MLK Blvd paving project has finished up and has two outstanding change orders. Mr. House stated the first is for center median tree clearing in order for pavers to move as needed in the amount of \$2,000. The second was for signage having to come back from storage due to the project going longer than expected. Mr. House informed members the equipment storage cost was being split with E & B Paving with ARC's portion being \$12,300. Mr. House stated the entire cost of the project came under budget by \$100,000.

Mr. Washington stated he read the letter dated 4/20/20 which stated the project was over budget by \$48,000. Mr. Washington stated storage and tree trimming does not add value to the project and asked why the Commission was being asked to pay for the storage of their equipment. Brief discussion followed.

Mr. House stated in big contracts such as these there is a lot going on during the project and complications can make something more expensive. Discussion followed.

Mr. Washington asked if the tree trimming was a second tier contract. Mr. House stated it was not quoted in the original contract. Brief discussion followed. Mr. Washington stated the commission should not get in the habit of paying for non value activities. Mr. Eicks stated he does not disagree about the storage but the tree trimming was something that the City did not add to the contract and there is value for that and they should be compensated. Brief discussion followed. Mr. Eicks asked if the delay of the project was beyond the contractor's ability to control. Mr. House stated he could check into it.

Mr. Symmes stated he would like to pay for the tree trimming due to the work having been done and hold off on the storage invoice until Mr. House can research why the project was delayed. Brief discussion followed. A consensus was reached to hold off on both change orders.

Traffic Signal Modernization Project

Mr. House briefed Commission members on a traffic signal modernization project updating all traffic lights in the city. Mr. House stated the first phase has 11 intersections at an estimated cost of 1.6M of which 90% will be granted leaving a need of a 10% match. The project has not been let but based on the engineer's estimate the match will be approximately \$140,000. Mr. House stated he would know in approximately 6 weeks what the City's portion will be. Brief discussion followed.

Mr. de la Bastide, Herald Bulletin, asked if the 1.6M is for the first phase only, 11 intersections. Mr. Eicks stated yes, there are 99 total lights to modernize. Mr. House informed member the lights will consist of a new style, pedestrian buttons and new controller boxes as the current ones are antiquated. Brief discussion followed.

MISCELLANEOUS

Mr. Winkler asked Commission Members to consider a proposal from Brad Gentry at IWM Consulting Group for undertaking an in-depth conversation with IDEM concerning the former Speedway at the corner of Nichol Avenue and Raible Avenue. Mr. Winkler stated IDEM is working towards a No Further Action (NFA) letter but a developer convenient has not been signed by an adjacent property owner and is holding up the process. In addition, there needs to be a conversation between the City and IDEM concerning any contamination that may be sitting in the City's right of way. Mr. Winkler stated Mr. Gentry is in a unique position to have these conversations as well as a conversation with the new owners of the property, 7/11, and bring back facts and environmental advice.

Mr. Washington made a motion to approve the proposal with Brad Gentry at IWM and Mr. Eicks seconded.

A roll call vote was taken.

Mr. Symmes, yes
Mr. McGhee, yes
Mr. Davenport, yes
Mr. Eicks, yes
Mr. Washington, yes

Motion passed unanimously; 5 yes, 0 no.

Ms. Crumes asked if there were any updates on the construction of the bus terminal or Bingham Square apartments.

Mr. Eicks stated the bus terminal project is waiting on furniture and last minute items which should be in place sometime in February.

Mr Symmes stated in a recent executive session concerning Bingham Square the Commission asked legal counsel to send a letter stating what was expected and what needed to be done and give them 30 days to respond. Mr. Symmes stated the Commission was not going to talk about it until a response is received.

Councilor Crumes asked if any monitoring of the former ALAC property on Sycamore was happening. Mr. Eicks stated, no, the Commission has nothing to do with that property.

Meeting was adjourned at 5:34pm.