

## **Redevelopment Commission Meeting Minutes for June 17, 2008**

These are the meeting minutes for the regularly scheduled Redevelopment Commission Meeting held June 17, 2008.

Members Present: Pat Laughlin, Mike Lynch, Doug Kremer and Doug Elmore.

Also Present: Mark White, Asst. Town Manager and Ryan Cannon, Public Works Director

The meeting was called to order, roll was taken and quorum was present.

The first item on the agenda was the consideration of the minutes from the May 20, 2008 Meeting. The Minutes were unanimously approved with two minor 'typo' corrections.

The next item on the agenda was Ryan Cannon, Public Works Director, who was here to update the Commission on two projects in the TIF District. The first involved the Ronald Reagan Parkway. The County was planning to do an asphalt overlay of a portion of the Parkway both in and out of the Avon Corp. Limits. Because a part of the overlay is in Avon's corp. limits the County is requesting that the Town contribute to the cost of the overlay. They had estimated that the Town's portion would be approximately \$52,000.00. After considerable discussion the Commission voted not to participate at this time, giving a couple of reasons, one being the short notice and the other being that the Commission had not budgeted any funds for resurfacing for 2008.

Ryan's next item was an update on the US Hwy 36 and Dan Jones Intersection project; this is the project that the Commission had previously agreed to fund the Town's portion. Ryan advised that the Council had approved the selection of an engineer (Crossroads) and that they were working on the contract language. Ryan further explained that the Town's portion of this 'Federal Aid Project' included all the engineering cost as well as 20% of the construction cost. This brings the total budgeted cost to \$323,000, (engineering \$125,000 and construction \$198,000). This was just an update and no action was called for from the Commission.

Pat had requested that the Commission be provided a printout of the TIF and Ban funds so the Commission would have a better understanding of how and where these funds were being spent. Mark advised that he had made the request of Sharon but that she had not had time to print them prior to the meeting. They should be available for the next and future meetings.

The next item on the agenda was Police Station Owner Action Items. Mark advised the Commission that the Council had chosen a new 'Architect of Record' for the Police, Court, and Emergency Services Facility, Triad and Assoc.

The next item under Owner Action List, was the punch list review. Mark had provided a copy of the punch list with notations in the margin noting if the item had been done or not. The Commission asked Mark to send a letter to each contractor listed, giving them until July 11<sup>th</sup> to complete the items listed, otherwise the ARC may use retainage to do this work.

The next item on the agenda was the landscaping. Mark advised the Commission that he had spoken to Mr. Smith and that he was scheduled to be here to finish (replace the dead trees and plant the last few ewes) next week. The Commission asked Mark that the stone behind the A/C units not be placed until the 'latter; system of support for the coolant lines had been installed.

The Commission advised Mark to send the approved change orders to R L Coon Excavating and Zimmer Electric and to advise them to send the payment application forms directly to the Town, not to Pyramid.

The next item on the agenda was correspondence. Mark advised the Commission that letters had been received from various contractors requesting the return of there retainage. Copies of the Town's response were also enclosed, which basically stated that our position had not changed.

The next item on the agenda was the Arbitration Date. Mark informed the Commission that a date had not as yet been set for the arbitration.

The next item on the agenda was payment request # 16, received from Pyramid. The request included only request for the return of retainage. The Commission voted to deny all the items on payment request # 16, return of retainage.

The Commission questioned the progress on the judges bench and asked Mark to send a letter to Randy Long giving him a deadline of July 11, 2008 to have the work done, inspected, and his final bill submitted.

The next item on the agenda was the direct payment request. The Commission approved direct payments as noted below:

Financial Solutions	\$335.00
Arsee Engineers	\$2,875.00
Bingham-McHale	\$3,959.11
Randy Long	\$991.36
Dan Taylor	\$9,113.48
WCCD	\$250.00

Mark also noted that Duke Energy had been charging the Town at a high volume rate and it should have been charging us at a low volume rate. They will recompute the charges and credit our account for the difference. The total credit will be approximately \$1,262.00.

Mark advised the Commission that the EDC had suggested that the two Commissions meet to discuss the goals of the two Commissions in an effort to mutually support each others efforts. The Commission voted to call a special meeting for Monday July 21 at 6:30 PM in the Town Hall Council Chambers for the Joint meeting between the two Commissions. Mark was asked to inform the EDC and to make sure that date worked and to post the appropriate notice.

There being no further business the meeting was adjourned.

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Pat Laughlin, President

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Attest: Mike Lynch