

MINUTES

NEW ALBANY REDEVELOPMENT COMMISSION

The regular meeting of the New Albany Redevelopment Commission was held on Tuesday, August 11, 2020 at 2:30 p.m., virtually, through Zoom.com.

Commission Members Present: Irving Joshua, President
Adam Dickey, Vice President
Terry Middleton, Secretary
Jason Applegate
Jennie Collier
Elaine Murphy, School Board Advisory Member

Commission Members Absent:

Staff Members Present: Josh Staten, Redevelopment Director
Jessica Campbell, Public Facilities Specialist (PFS)
Claire Johnson, Neighborhood Initiatives Coordinator (NIC)
Cyndi Krauss, Financial Compliance Manager (FCM)

Others Present: Wes Christmas, Clark Dietz, Inc.
David Glotzbach
Sally Hughes, HWC Engineering, Inc.
John Kraft, M.A.C. Construction
Linda Moeller, City Controller
Dexter Newman, S&ME, Inc.
Bob Stein, United Consulting
Daniel Suddeath, News and Tribune
Larry Summers, City Engineer
Josh Turner, City Council 5th District
Christopher Yohe, S&ME, Inc.

The President called the meeting to order at 2:31 p.m. Roll was called. All members were present.

The first item of business was the **Approval of the Minutes** from the **July 28, 2020** meeting. Mr. Dickey motioned to approve the July 28, 2020 minutes. Ms. Collier seconded and the motion carried 5-0.

The second item of business was the **Comments from the Public**. The President allowed time for the attendees of the virtual meeting to speak and noted that there were no comments from the public.

Old Business:

The President noted that there was no Old Business.

New Business:

The first item of New Business was the **S&ME Proposal No. 31-2000170**. The President noted that the Director has requested that the S&ME Proposal No. 31-2000170 be moved to the final agenda item due to this item likely being a longer discussion.

The second item of New Business was the **Clark Dietz Professional Services Agreement**. The Director noted that Wes Christmas of Clark Dietz was on the call to answer any questions and described the project description as an evaluation of the signal timing approach of the **Grant Line Road corridor from Sleepy Lane to I-265**. He stated that the goal of the study will be to identify improvements that will minimize traffic backups, particularly at Academy Drive. Mr. Christmas clarified that traffic data for University Woods had not been acquired as of the date of the agreement due to pandemic and reduced traffic, they are not certain when reliable traffic data could be obtained. Mr. Christmas added that the Synchro analysis of this intersection will be completed separately from the rest of the corridor, pending traffic data acquisition. The President asked about the additional intersection fees. Mr. Christmas explained that the lump sum amount of \$25,900 includes the signalized intersections at Sleepy Lane, Academy Drive/McDonald Lane, Rolling Creek Drive, and University Woods. Mr. Christmas added that additional intersections, if requested, can be modeled at \$3,000 per intersection and additional traffic counts can be obtained at an additional cost of \$1,100 per intersection. The President asked when this study would be completed. Mr. Christmas stated that for the intersections at Sleepy Lane, Academy Drive/McDonald Lane, and Rolling Creek Drive that they currently have data, would be completed and submitted within ninety (90) days and the caveat for the report for University Woods, would be sixty (60) days after data is obtained for that intersection. Mr. Dickey asked if the coordination of signals will be able to be completed with the current equipment located at each intersection. Mr. Christmas responded that he believed that the existing equipment should be adequate to coordinate the signals but noted that he would want to confirm that with the City Engineer. The City Engineer stated that the intersections that were a part of the Federal Aid project on Grant Line Road from Daisy Lane to McDonald Lane had been updated, that the intersection at Rolling Creek Drive was recently upgraded by the City, and the intersection at University Woods possibly had been upgraded as well but would need to confirm with Jeremy Shumate. Mr. Applegate asked if the study would coordinate with the arrival and departure times from Christian Academy. Mr. Christmas noted that those collecting the data would be able to talk in greater detail on that and would report back with that information. Mr. Dickey motioned to approve the Clark Dietz Professional Services Agreement in the amount of \$25,900. Mr. Middleton seconded and the motion carried 5-0.

The third item of New Business was the **HWC Contract Amendment #2**. The Director noted that HWC was on the call if the Commission had any technical questions. The Director noted that this is a reduction in the amount of \$20,570 for the **Trail Design between Providence Way and Ohio River Greenway**. He noted that this was because the adjacent property owner has allowed use of the existing billboard service road to access the proposed project location, therefore reducing the need to bore through the existing bridge deck to complete field work and reduced maintenance of traffic needs. Mr. Middleton motioned to approve the HWC Contract Amendment #2 to reduce the Construction Documents fee in the amount of \$20,570. Ms. Collier seconded and the motion carried 5-0.

The fourth item of New Business was the **Claims Worksheet** dated 8/3/2020. The President stated that staff was available for any questions or concerns. Mr. Applegate motioned to approve the Claims Worksheet dated 8/3/2020 in the amount of \$242,525.27. Mr. Dickey seconded and the motion carried 5-0.

The President reintroduced the first item of New Business, the **S&ME Proposal No. 31-2000170**. The Director stated that this proposal is for Asphalt QA/QC and Laboratory Services for a 0.6 mile section of the **Slate Run Road Improvements – Phase 1** beginning approximately 1,225 feet north of its intersection with the south entrance of The Church of Jesus Christ of the Latter-Day Saints and terminating approximately 250 feet south of the intersection of Slate Run Road and Laib Drive. Mr. Dickey motioned to approve the S&ME Proposal No. 31-2000170 in the amount of \$18,200. Ms. Collier seconded and the motion carried 5-0.

Other Business:

The first item of Other Business was a conversation initiated by the about the conditions of the **Slate Run Road Improvement Project – Phase 1** and noted that the City Engineer would provide an update and that representatives from S&ME, Inc. were on the call to answer any technical questions. The City Engineer stated that after conversations with the contractor, they recognized that there could be potential issues with the subgrade underneath the existing roadway. He stated that he reached out to S&ME, Inc. because they are a local engineering firm in New Albany and they do the testing and analysis for soils and pavements for INDOT. He stated that given their expertise, it was important to have someone of that caliber on the job. He stated that after having them on the job throughout the paving process, they've come to some recommendations for the asphalt that is on site today. He stated that for the portion of asphalt from Charlestown Road to approximately 200 feet north of Garretson Lane, they are recommending that the contractor patch any particular base failures that have occurred with a flowable fill. The City Engineer added that for the portion approximately 200 feet north of Garretson Lane to Garretson Lane they are recommending to remove the asphalt and go back in with a full stone section with geogrid and base asphalt down as they did from Garretson Lane going south. He added that based on their recommendations and meeting in the field earlier that day, he feels confident in the roadway product that the City is going to have in the end. He directed any technical questions that the Commission may have to the representatives from S&ME, Inc. on the call. The President asked about the cost for these recommendations. The City Engineer estimated at least an additional couple of \$100,000 beyond the existing items that he has been tracking on Change Order No. 3. He stated that ultimately it comes down to wanting the best quality paving product for the City of New Albany. Ms. Murphy asked about the construction timeline considering the proximity of Slate Run Elementary. The City Engineer stated that they are looking at additional three (3) weeks of construction time on the pavement portion, weather permitting. Mr. Dickey stated that he had been out to the site a couple of times and looked over the detailed field report. He noted that in the north section, the areas that are marked for patching seem to be mostly the edge of the pavement added for the bike lanes and some areas that are patches of weak soil. He asked if the representatives from S&ME, Inc. could discuss the techniques and why they are prescribing those particular remedies. Dexter Newman of S&ME, Inc. stated that the section of bike lanes are where a large portion of soil problems exist. He added that they were able to over excavate in these areas and would run eight (8) to nine (9) inches of asphalt instead of the typical five (5) inches and that should be enough to hold most sections. He explained that there were a few places where they encountered a small hole at a patch of weak soil, mostly next to the curb lines, and that those were able to be dug out approximately twenty-four (24) inches and filled with flowable fill. He added that the flowable fill is solid and holding up well. Mr. Dickey noted that flowable fill had been used elsewhere in the City and that is common practice. Mr. Dickey asked about the southern portion where there are some base issues and acknowledged the prescription to provide a sounder base. He added that right now there are some weak spots and wave in the roadway in part caused by running the triaxle trucks over the asphalt and asked if Mr. Newman could address those concerns. Mr. Newman stated that this project is located within a small area and the contractor had a hard time maneuvering through there. He added that laying a thick layer of asphalt on 100 degree days was taking a while to cool off and that the contractor had issues in this section with the pavement. Christopher Yohe of S&ME, Inc. stated that this will be remedied by the contractor moving to a lightly loaded truck, fourteen (14) ton max compared to the twenty-two (22) ton trucks

driving through this area previously. Mr. Yohe added that the contractor's initial problems were maintenance of traffic and mitigating traffic in the timeframe, so some of the sections that look like subgrade failures are pavement failure. Mr. Newman added that the waves will be taken out before they put the final surface down. Mr. Applegate summed up what he understood about the north and south sections and asked for confirmation from S&ME, Inc. Mr. Yohe stated the intent would be that they would identify unsuitable subgrade in the field and do that as economically as possible. Mr. Dickey added that this is not the first time the City has ran into soil issues, such as with Obama Way and in that case, the road way had to be completely excavated. He wanted to make absolutely sure that from a geotechnical stand point, they are building a road base that will be sound enough to support traffic, such as school buses, and that it sounds like they are moving in the right direction. Mr. Dickey asked the City Engineer to confirm the estimated timeline. The City Engineer responded that after speaking with the contractor, the three (3) week timeline sounds about right for the work that has been prescribed. Mr. Dickey suggested that the Commission receive a regular report to be updated on any changes of condition, the progress and results at each Commission meeting until the project is finished. He asked for it to be added to the agenda for the next meeting. The Director stated that this item would be added to the agenda for the meeting on August 25th. Mr. Dickey stated that they want to ensure that they are satisfying the public on this project. Mr. Yohe wanted to clarify that S&ME, Inc. did not provide geotechnical consulting during the design phase of this project. Mr. Dickey noted that they appreciate S&ME, Inc. coming in and taking care of this for them as they encounter these conditions. The City Engineer noted that the McDonald Lane project required substantial undercuts that were not anticipated in the initial geotechnical report. He added that even with a geotechnical report, sometimes the conditions in the field are not always are they appeared in the report and adjustments have to be made to ensure that the best product is done in the long run. Mr. Applegate added that along with the updated report, if there is anything in the field that is concerning, that those be brought to the attention of the Commission. Mr. Dickey motioned to include **bi-weekly reports at the NARC meetings until the Slate Run Road Improvements – Phase 1 project is completed.** Mr. Applegate seconded and the motion carried 5-0.

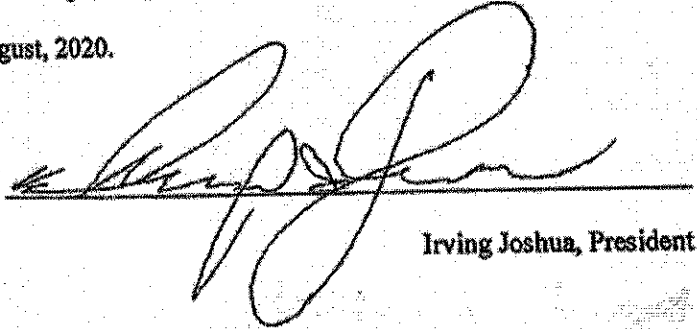
The second item of Other Business was the Director's update that the official **Amendment to the 2019 CDBG Plan** that covers the additional **CARES Act** funding is to be expected at the September NARC meeting. He added that if the Commission members had any other ideas to please share those as the amendment is still being finalized.

The third item of Other Business was Ms. Murphy's update from the **New Albany Floyd County School Board**. Ms. Murphy stated that tomorrow is the first official day for onsite learning. She added that hopefully they will be able to open and stay open. She noted that plans are in place so that each student has a device and if they need to go all virtual they will be able to do that. Mr. Dickey noted that the delay to begin onsite learning was a wise decision by the School Board and asked that as they encounter situations to please keep the Commission aware of how that is impacting the Board's decision making and how that may impact things what they need. Ms. Murphy stated that they are good to go right now on cleaning supplies, hand sanitizer, and face masks but they have no idea how long this will go on and are still curious about the possibility for hotspots for the students. She added they are working closely with Dr. Harris and that any case of COVID-19 is being reported and that the necessary steps might include isolating the student, class room, the school, or the grade level and hopefully they won't get to the point where they have to completely shut down. She added that if that were to happen, they do have the

capability to do so. She added that they are monitoring the situation closely and listening to the health officials to help guide them in their decision making.

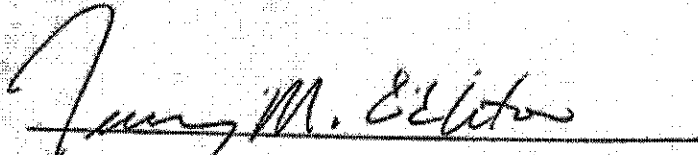
There being no other business, the meeting was adjourned at 3:09 PM.

Approved and Adopted this 25th day of August, 2020.



Irving Joshua, President

ATTEST:



Terry Middleton, Secretary