

TOWN OF PORTER
Redevelopment Commission
303 Franklin Street
December 29, 2014

Meeting was called to order at 6:03 p.m.

Pledge of Allegiance

Present: President Jeannine Virtue, Joe Simanski, Rob Pomeroy, Greg Stinson, and John Marshall, non-voting member

Absent: Vice President Erik Wagner

Also present: Attorney Gregg Sobkowski, Director of Development Mike Barry, Director of Public Works Brenda Brueckheimer, and Secretary Karen Spanier.

Approval of Minutes

Greg Stinson made the motion to approve the November 25, 2014 minutes with Rob Pomeroy making the second.

Motion carried 4-0

Consideration of Claims

Motion to approve the December claims was made by Joe Simanski. Greg Stinson made the second.

Motion carried 4-0

Audience Participation

Jennifer Klug of 200 Franklin Street suggested the Town consider paying off the existing Bond for the Police Station prior to committing to a new Public Works Building.

Reports

Director Mike Barry has nothing other than new business items.

Attorney Sobkowski had nothing new to report.

Old Business

None

New Business

Porter Ave Lift Station

Change Order #8 –Increase cost amount of \$1,675.00 for a hoist upgrade.

Greg Stinson made the motion to approve Change Order #8, with Joe Simanski making the second.

Motion carried 4-0

Pay Request #13- \$6,225.00 and Haas & Associated have verified work has been completed.

Pay Request #14- Final Payment releasing the retainage in the amount of \$65,831.91.

Joe Simanski made the motion to approve and forward to the Town Council pay requests 13 and 14. Rob Pomeroy made the second. Motion carried 4-0

Orchard Pedestrian Way

Change Order #8-Time Extension at no additional cost.

Motion to approve change order #8 was made by Greg Stinson. Joe Simanski made the second.

Motion carried 4-0

Change Order #9- Cost reduction of -\$8,745.38 for using seed in lieu of sod.

Motion to approve change order #9 was made by Greg Stinson, with Joe Simanski making the second.

Motion carried 4-0

Change Order #10-Steel Trench Drain, cost increase of \$1,215.25.

Motion to approve change order # was made by Joe Simanski. Greg Stinson made the second.

Motion carried 4-0

Change Order #11-Cost increase of \$3,416.46 for a valley curb.

Motion to approve change order #11 was made by Joe Simanski, with Rob Pomeroy making the second.

Motion carried 4-0

Change Order #12-ADS inlet and pipe, cost increase of \$7,493.14.

Motion to approve change order #12 was made by Greg Stinson. Rob Pomeroy made the second.

Motion carried 4-0

Director Barry announced we are still under budget for this project and even with additional change orders this project to date has a negative/credit amount of \$56,819.03.

Amendment to LPA Contract-This amendment increases the not to exceed amount on the original LPA Contract by \$10,400.00, due to utility and drainage issues during the Construction period on this project.

Greg Stinson made the motion to approve the amendment to the Orchard Pedestrian Way LPA Contract in the amount of \$10,400.00. Joe Simanski made the second.

Motion carried 4-0

Amendment to Haas Contract-Increases the original Design Contract by \$11,774.50. Director Barry and Haas Consultants determined this was a fair increase for extras costs due to circumstances in the field (additional work, change orders and utility conflicts).

Motion to approve amendment to increase the amount, not to exceed \$11,774.50 was made by Joe Simanski, with Greg Stinson making the second.

Motion carried 4-0

SEH General Service Contract for 2015-Attorney Sobkowski has reviewed and noted the E-Verify form and Investments in Iran clause needed to be added to the Contract.

Joe Simanski made the motion to approve the General Service Contract; subject to missing information. Greg Stinson made the second.

Motion carried 4-0

SEH Public Works Building Contract- President Virtue explained the need to alleviate Space between the Fire and Street Department, they now share the same building and she stated the 23 year old building is too small for both Departments. She would like to see SEH explore the possibility of building a new Public Works facility across the street on the Brickyard Property, and then perhaps renovating the existing building strictly for the Fire Department.

Attorney Sobkowski has reviewed the contract and noted the e-verify form and investments in Iran clause need to be added to the contract. He also suggested two more changes; that would be to delete the interest provision on delinquent invoices and delete the arbitration provision. These items are found on paragraphs A-1 and A-3 in section 3 of the general conditions concerning payments.

Motion to approve Contract; subject to corrections noted by the Attorney was made by Greg Stinson, with Joe Simanski making the second.

Pomeroy suggested SEH complete a proposal to include the modification of the existing building. He noted if the storage facilities are moved to a new location it would free up space behind the current building for an addition without having to build an entire new building. Pomeroy stated with money saved it could be used for a new Fire Truck and Snow plows, he is asking for an alternate, a plan A and Plan B.

Marshall asked if a new TIF Bond was issued would there be any lost revenue to the Duneland School District. Attorney Sobkowski stated there should be no negative financial impact to the Schools. Stinson explained the TIF District would not be expanded or any additional revenue captured; we would be bonding against what we are currently receiving.

Stinson directed Director of Development Mike Barry to contact SEH for the cost to add the alternative to the contract.

Motion carried 4-0

Soil Borings

Director of Development Mike Barry recommends approving the contract from Cardno ATC in the amount of \$4,250.00. Cardno will perform soil borings on the proposed Public Works Building site, and is not included in the SEH contract.

Greg Stinson made the motion to approve the contract for soil borings; subject to the Attorney's recommendations. Joe Simanski made the second.

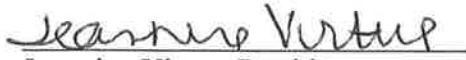
Motion carried 4-0

Commission Comments

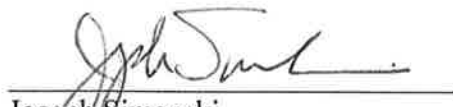
Greg Stinson wished Chesterton Tribune reporter Paulene Poparad best of luck.

Adjournment

Joe Simanski made the motion to adjourn, with Greg Stinson making the second.
Meeting Adjourned at 6:35 p.m.


Jeannine Virtue, President


Greg Stinson


Joseph Simanski


Rob Pomeroy

Attest: 
Karen Spanier, Secretary