

MINUTES
WHITLEY COUNTY REDEVELOPMENT COMMISSION
 January 9, 2024
WHITLEY COUNTY GOVERNMENT CENTER
1st FLOOR-COMMISSIONERS/COUNCIL MEETING ROOM

MEMBERS	PRESENT	ABSENT	STAFF	
Theresa Baysinger	X(Remote)		Tiffany Deakins	Dale Buuck
Frank Kessler	X		Nathan Bilger	Tamela Tincher
Jon Myers	X		Brent Bockelman	Brad Allen
Michael Schrader	X		Cami Hippenhammer	
Kim Wheeler	X		LEGAL COUNSEL	
Jill Western	X		Andy Boxberger (Remote)	
GUESTS IN ATTENDANCE			GUESTS ON-LINE/PHONE	
Dan Weigold				
Chip Hill				

CALL TO ORDER

Mr. Wheeler called the meeting to order at 8:00 A.M.

ROLL CALL

Mr. Wheeler read roll call. All members present and absent are listed above.

ELECTION OF OFFICERS FOR 2024

Mr. Wheeler opened the floor for nominations for President. Mr. Myers nominated Mr. Wheeler as President. Mr. Schrader seconded the nomination. With no other nominations, Mr. Wheeler asked for a roll call vote. Mr. Wheeler was voted in as President by a unanimous roll call vote.

Mr. Wheeler opened the floor for nominations for Vice President. Mr. Schrader nominated Mr. Kessler as Vice President. Mr. Myers seconded the nomination. With no other nominations, Mr. Wheeler asked for a roll call vote. Mr. Kessler was voted in as Vice President by a unanimous roll call vote.

Mr. Wheeler opened the floor for nominations for Secretary. Mr. Myers nominated Mr. Schrader as Secretary. Mr. Kessler seconded the nomination. With no other nominations, Mr. Wheeler asked for a roll call vote. Mr. Schrader was voted in as Secretary by a unanimous roll call vote.

100 SOUTH SEWER PROJECT UPDATES

Chip Hill gave an update on the project. He stated that all was going smoothly. He explained an issue with trees that needed to be removed for the project. Discussion was made regarding the cost of the tree removal and easement acquisition. Mr. Bilger discussed the monthly progress meeting was being held at 10:00. Mr. Bockelman discussed the easement agreement with the last property owner.

DRAINAGE PROJECT UPDATE AND CHANGE ORDER

Brad Allen provided an update on the drainage project. He stated that the contractor has nearly completed the project, including connections and all that remains is the backfilling and grading. He also discussed that, with the project running under budget, additional repair along the same drain could be

added to the project as a change order. Mr. Boxberger stated that an amendment would need to be made to the agreement to include changes in scope and dates. Discussion was made regarding the extension of the repair. Discussion was also made about closing this project and starting a new project for the additional repair work. Mr. Schrader made a motion to include the change order in the current project. The motion was seconded by Mr. Myers. The motion passed unanimously by roll call vote.

100 SOUTH RECONSTRUCTION PROJECT DISCUSSION

Brad Allen presented options for the reconstruction of County Road 100 South. He explained that decisions would need to be made regarding widening the road or not, and resurfacing options or reconstruction. He explained that the widening would include ditch realignment but not the utility. The costs of the options ranged between \$82,000 for chip and seal at the existing width, and \$1,400,000 for total reconstruction and widening. Discussion was made regarding the intersection of 100 South and 300 East. Further discussion was made about possible increased truck traffic with the development of the Rogers property. It was stated that chip seal would gain about 3-5 years of life, and HMA overlay would gain around 15 years of life. Explanation was given to the processes and life of the different construction and overlay options. Mr. Schader stated that he felt it would be beneficial to do the full reconstruction of 100 South. Mr. Myers stated that he would like to visit the location before voting on a decision. Mr. Kessler stated that with the current and potential traffic in the area, reconstruction would be the best option. Discussion was made about the timeline, engineering, and bidding for the project.

ELECTRONIC NOTICE RESOLUTION

Mr. Boxberger explained the resolution, and that it would allow for the second notice for a public hearing to be published on the County’s website. This would help in cases where two notices are required in a short amount of time. Mr. Wheeler presented Resolution 2024-01. Mr. Kessler made a motion to adopt Resolution 2024-01. The motion was seconded by Ms. Baysinger. The motion passed by a unanimous roll call vote.

MISCELLANEOUS MATTERS

Mr. Buuck explained that the request from Ultra/USSI is waiting on some information to be acquired. He also discussed an upcoming meeting with Restoration Medical Polymers.

Mr. Wheeler asked about possible business visits in the future. Mr. Buuck stated that he would work to arrange a site visit.

CLAIMS

Claims were presented for review. The claims consisted of:

Whitley County Treasurer	76,871.26	<i>Drainage Reimbursement</i>
Whitley County EDC	10,000.00	<i>Quarterly Services</i>
Payroll Voucher	900.00	<i>Quarterly Voucher</i>
Star Financial Bank	37,000.00	<i>Sotera Bond Payment</i>
API	204,345.00	<i>Sewer Construction</i>
Rogers Market	8179.00	<i>Lease Payment</i>

Mr. Schrader made a motion to approve the claims as presented. Mr. Myers seconded the motion. The motion passed unanimously by roll call vote.

PREVIOUS MEETING MINUTES

Previous minutes of December 12, 2023 and December 27, 2023 were reviewed. Mr. Myers addressed corrections that needed made to the December 12 minutes. Mr. Myers made a motion to approve the December 12, 2023 and December 27, 2023 corrected minutes. Mr. Kessler Seconded the motion. The minutes were approved by a vote of 5-0 by roll call vote.

Mr. Wheeler adjourned the meeting at 8:47 A.M.

**WHITLEY COUNTY
REDEVELOPMENT COMMISSION**

ATTEST:

Kim Wheeler, President

Michael Schrader, Secretary