

Warsaw Redevelopment Commission
August 1, 2022
Minutes

Present: Tim Meyer, Rick Snodgrass, Jeff Grose, George Clemens, Mike Klondaris, Jeremy Skinner (DOCD), Scott Reust (City Attorney), Whitney Shilling (Recording Secretary)

Excused: Jeremy Mullins

President Tim Meyer opened the meeting.

Pledge of Allegiance

July 11, 2022, Minutes- Clemens made a motion to approve the July 11, 2022, meeting minutes as presented. Snodgrass seconded the motion. The motion passed unanimously.

Approval of Claims –Snodgrass made a motion for approval of claims as presented. Grose seconded the motion. The motion carried unanimously.

New Business

Airport Lift Station Contract – Skinner stated we received two bids for the Airport Lift Station, one bid was from HRP, and another bid was from G & G Hauling & Excavating. HRP has the lowest bid with the total contract amount of \$1,727,803. Skinner explained he put this project out for bid in two phases. The main bid is for the Airport Lift Station and the addendum is to run the sanitary sewer to the airport. Since the HRP bid is within the budgeted amount, the addendum bid is also being awarded. Skinner stated this contract has been reviewed by Wessler Engineering and Aaron Ott, the City Engineer. Grose made a motion to accept the Airport Lift Station Contract as presented. Clemens seconded the motion. The motion carried unanimously.

Airport Lift Station Notice to Proceed- Skinner stated this notice is to go to HRP to notify them they are approved to start construction. Snodgrass made a motion to accept the Airport Lift Station Notice to Proceed as presented. Grose seconded the motion. The motion carried unanimously.

Airport Lift Station eComm Amendment- Skinner explained this is an amendment to the existing agreement in the amount of \$1,877 and the primary reason for this amendment is so Wessler Engineering to use eComm. EComm is digital engineering record keeping software. Snodgrass made a motion to accept the Airport Lift Station eComm Amendment as presented. Grose seconded the motion. The motion carried unanimously.

Resolution No. 2022-08-01 Electronic Meeting Policy- Meyer reviewed the policy by each section, pointing out in section 2 that if at least one member is attending the meeting virtually, a roll call vote will have to take place. Reust pointed out in section 2 that anyone participating by electronic communication has to be able to be heard by everyone else at the meeting. Meyer pointed out that in section 3 that 50% of members must be present at the meeting. Snodgrass asked why it requires 50% of members to be present. Reust believed it was because legislators didn't want instances where no board members would be present to address local concerns. Reust pointed

out in Section 3:C it states that a member may attend two consecutive meetings by electronic communication. A member must attend in person at least one meeting between sets of meetings that the member attends by electronic communication. He went on to explain that in section 4:2 the recording secretary will need to identify the electronic means of communication in the minutes. Reust then pointed out in section 5 it states, if any one of the final actions listed in the policy are on the agenda no members can participate by means of electronic communication. Meyer asked if that list can be changed. Reust stated that the Redevelopment Commission is unable to remove items from that list. Snodgrass made a motion to accept the Resolution No. 2022-08-01 as presented. Klondaris seconded the motion. The motion passed unanimously.

Quote for Buffalo Street Water Treatment Plant Demo- Skinner stated he has provided two quotes to finish the demolition of the water treatment plant. He recommends the bid from G & G Hauling & Excavating for \$42,858.00. Snodgrass questioned if this was the responsibility of the developer. Skinner agreed but stated we are in the process of amicably agreeing that he will not be developing that parcel. Skinner thinks for safety issues we need to finish the demolition and fill in the hole. Klondaris asked if the developer already had a substantial investment in the property. Skinner stated the developer did have an investment in the property already but that would all be worked out in the agreement when they separate the projects. Klondaris asked if the City of Warsaw owns the property. Skinner stated the City of Warsaw owns the property with a fence around it and it is not safe. Snodgrass expressed some concerns with finishing the demolition before we get a signed agreement with the developer. He stated while we do have a verbal agreement and he understands Skinner’s reasoning, the developer has already proven to be unreliable. Skinner stated he understands Snodgrass’s concern, but the City has a greater liability with the property in its current condition then the cost of the demolition. Skinner stated it is a significant safety issue. Grose made a motion to approve the Quote for Buffalo Street Water Treatment Plant with G & G Hauling & Excavating as presented. Clemens seconded the motion. The motion passed unanimously.

Other Business

Next Meeting Monday September 12, 2022

Adjournment – With no other business to come before the Board, Grose made a motion to adjourn the meeting. Clemens seconded the motion. The motion passed unanimously. The meeting was adjourned at 5:07 p.m.

Tim Meyer, President

Whitney Shilling, Recording Secretary

