

The Pendleton Redevelopment Commission (RDC) met February 28, 2019 at 6:00pm at the Pendleton Town Hall, 100 W State Street, Pendleton, Indiana. The meeting was called to order at 6:00pm. Commission Members present were Michael Wright, Steve Denny, Jessica Bastin and Bill Hutton. A quorum was established with three of five voting members present. Representing the Town were Town Manager Tim McClintick and Planning Clerk Kate Edwards.

Others in attendance were Richard Kuhns of 210 Pearl Street Pendleton, Janice and John Radford of 6340 S 425 W Pendleton, Kellie Borgman of 232 Adams St Pendleton, Josh Ring of 203 S Broadway Pendleton, Sam Thatcher of 5429 W SR 132 Pendleton, Bob Jones of 117 W Water St Pendleton, Jennifer Kauffman of 225 Blue Spruce Dr Pendleton and Rebecca Wickersham of 319 S Broadway Pendleton.

## **MINUTES**

**MOVED BY JESSICA BASTIN, SECONDED BY STEVE DENNY, TO APPROVE MINUTES OF JANUARY 24 2019 MEETING. MOTION CARRIED.**

## **OLD BUSINESS**

- **Klipsch Card**
  - McClintick advised the Town received an email from Klipsch Card advising they are signing the financial docs today and hoped to be breaking ground soon. There is some paperwork Alex Intermill will have to do and, hopefully, according to Klipsch Card schedule, it would be finished April 2020. So nothing has changed except for the timeline.
  
- **Park 100**
  - McClintick reported that Park 100 sent the Town floor plans and renderings. They are moving forward they say. They are meeting with Fall Creek Regional Waste District for the first time. We have encouraged them to do that all along hoping to avoid a surprise on their part.
  - Wright asked what the issues might be with FCRW and McClintick advised because they are a food manufacturer and biproduct has lots of fats, and FCRW would want it cleaned before it gets into their system. We will probably be involved by going to some meetings.
  
- **Road Projects**
  - McClintick reported we have had been working with INDOT for several years on the intersection improvement at the interstate ramps, Heritage Way and Enterprise at McDonalds as well as the pedestrian bridge. That bid has been awarded and came in under budget.

- Google Drive presentation included a rendering of the Pedestrian Bridge. The RDC committed to funding these projects previously.
- Google Drive also included a rendering of the roundabout at Heritage Way.
- Enterprise Drive will basically become right-in right-out.
- INDOT will be doing our construction inspections for us and there is a big savings to the Town because of that.
- Wright said the only thing he noticed on the rendering versus picture, the north most leg goes into a field. McClintick said that is for future expansion since that property is owned by a developer.
- Wright asked about a left-in into McDonalds and McClintick said it will remain until traffic counts, accidents, turning left in front of traffic indicate otherwise. But no left-out, which is when most accidents have occurred.
- Rieth Riley won the bid for the Pedestrian Bridge and the entire project.
- An audience member spoke from his seat with a question about how the pedestrian bridge will coordinate with the roundabouts on both sides of the interstate and also the fact that there are no sidewalks west of the interstate.
- McClintick reported that there will be sidewalks as part of it, extending down towards Pine Lake and the Town is also working with MCCOG for funding to get sidewalks from town to out there also. This is about a two year project. Original intent was to get walking available on the overpass but INDOT would not do that. It was there idea to do it this way. The walking will be south of the roundabouts. The bridge will be above the ramps.
- McClintick went on to explain that there were several public and constructions meetings and the contract has already been awarded, so unable to be changed at this time.
- A few audience members spoke from their seats and inaudible.
- McClintick responded that there will be a big impact on all construction with no doubt. We have been advised there will be a two week period out of the entire construction process where it will be two days here and two days there when the entire road will be shut down and this is not a set schedule as yet as to when that will happen. We will put a schedule together by INDOT. The local police and state police will be involved he was sure. School system, fire department, ambulance department will all be made aware of it.
- INDOT will be putting roundabouts where there are currently lights east and west of the interstate. The lights will come down. Semis coming off the interstate will have a lane where they can go on back to Tractor Supply, for example. Semis leaving Tractor Supply, etc., will exit via Heritage Way and hit the roundabout. The roundabouts at the interstate will be maintained by INDOT.

- McClintick added that the roundabouts have been designed so they can be expanded by adding additional lanes when needed and also designed so they will support semis and farm equipment.
- He added that the roundabout at the school has served its purpose of slowing traffic down and has made that intersection a lot safer.
- Hutton said the school also appreciates the lower speed limit there in front of the middle school.
- McClintick lastly wanted to mention the Heritage Way project that the RDC has already funded. Past the School Administration Office, it is designed to go straight south now for more economic development in Falls Pointe. This is to serve the Wellness Center. This has also gone to bid and United Construction Services was awarded that contract and it came in under the construction estimate by the engineer also.
- McClintick also reviewed the road plans provided on Google Drive for Heritage Way and Pioneer Trace intersection which is Phase 1, as well as the Heritage Way extension down to Fall Creek Drive which will be Phase 2.

**NEW BUSINESS - none**

The next meeting is scheduled for March 28, 2019.

Meeting adjourned at 6:26pm.

Kate Edwards  
Planning Clerk  
Town of Pendleton