

Redevelopment Commission

MEETING DATE: November 4, 2021
LOCATION: Pendleton Town Hall
100 W. State Street Pendleton, Indiana
TIME: 6:00 p.m.

ORDER OF BUSINESS

I. CALL TO ORDER

Meeting was called to order by Craig Campbell at 6:00 pm

II. ROLL CALL AND DETERMINATION OF QUORUM

Board Members attending in person were Craig Campbell, Steve Denny, Dave Cravens, Lynn Mellinger and Mike Hanna. A quorum was established. Individuals representing the Town were Town Manager Scott Reske and Town Clerk Denise McKee. Also, attending was Shanna Kelly representing Town Attorney Jeff Graham.

III. APPROVAL OF MEETING MINUTES

A motion to accept the meeting minutes from the September 2, 2021 meeting as written was made by Dave Cravens and seconded by Steve Denny. Roll call vote was taken with all voting members present giving approval. The motion was carried.

IV. OLD BUSINESS

A. Interchange Quadrant Master Plan – Staff Update

Craig Campbell reported the following update on the Interchange Quadrant Master Plan:

- The Interchange Quadrant Master Plan was approved by Town Council on September 9, 2021 and that the plan is good for the Town of Pendleton.

V. NEW BUSINESS

No new business to report. Town Manager Scott Reske reported the following updates on projects:

- Water Street Project update:
 - Punch list almost done with one repair and final billing. Repair addresses manhole that when water runs down Water Street, it will be diverted to either Fall Creek or the Pond. This system will allow the pond to fill with regular rain.
- Franklin and State Street Project update:
 - Project behind schedule due to Franklin Street being old road. Underneath road worse than Water Street. Initial research conducted by Banning Engineering did not adequately reveal the poor condition of the road. Specifically the subgrade had less stone than originally thought and was in terrible shape once exposed. Approved Change Order for construction of new road versus only patching in certain places.
 - New water line installed and had some breaks when connecting old lines to new lines running to homes. Also, replaced a lot of larger water lines.
 - Franklin Street cost estimate at \$350,000 and have a lot of blocks still to be replaced in the Town of Pendleton overtime.

- Will put on subsurface grade before winter with final grade in the spring. State Street will also have final paving in the spring.
- To discuss the condition of State Street with contractors at the Progress Meeting scheduled for November 5, 2021. The Town of Pendleton seeks plans for road improvement to get through the winter as current condition will be difficult to plow snow.
- New storm lines are working and with recent heavy rains, show improvement. However, until final paving to raise elevation, system will not work perfectly.
- Drainage should be fairly reliable at this point.
- Interchange Quadrant Master Plan:
 - Build out projection for town, without any annexation, is approximate 40,000 in 20 years, based on speed of homes selling in the Town's jurisdiction. 800 homes just purchased and permitted for new construction. Population has increased from 4700 – 6000, 1/3 increase, in only 18 months.
 - Kayla Hassett, Planning Director, looked at the growth rate in Fishers over the years. In 1980, Fishers population was at 2000; 1990s at 7,000; 2000 at 37,000 (in 10 year period) and between 2010-2020, population had grown to 76,000. Fishers also anticipates the upcoming census to reflect a population of over 100,000.
- Plans for Electric and Water Territory Studies:
 - Town of Pendleton to get aggressive with studies in 2022. Electric territory defined, however, Water territory is not a defined area.
 - Unincorporated areas around Pendleton are having well issues and desire annexing. Well problems will only get worse over time.
 - Two key questions to get answered through the studies ~ 1). Where to create service territory and 2). What areas to annex that seek water service.
 - The following discussions took place:
 - Craig Campbell commented that as the Town of Pendleton grows, so should fire and police services. Scott Reske expressed agreement and added that the Town of Pendleton needs to look at the maximum capacity and established plans such as the Thoroughfare Plan for guidance. Reske also stated that the Town needs to consider outside growth and how it impacts inside traffic.
 - Dave Cravens stated that if Meijer comes to State Road 13, then this will create bump growth with these anchors. Reske replied that he heard that the Old Pilot does not wish to sell as plans for new gas station and home development on the land.
 - Reske stated that development is being planned for State Road 13 down to Lapel. Reske added that Ingalls and Lapel have parallel growths and may be higher than Pendleton as both rest along Exit 214.
 - Craig Campbell asked about plans for State Street near I-69 in 20 years from now. Scott Reske replied that north and south of Heritage Way will play a huge part in the flow of traffic through the Town of Pendleton as designed by the Thoroughfare Plan, including the following:
 - North Heritage Way to connect 67th Street Extension Project to Old State Road 132.
 - South Heritage Way to cross creek to then connect to State Road 67, joint project between the Town of Pendleton, the Town of Ingalls and the MPO.

Goal of the projects is to get traffic to State Road 67 without passing through the downtown Pendleton as currently a very difficult traffic situation.

- Miscellaneous Projects in the works include, both to resolve two failing intersections (one at Madison Avenue and Angle Road and the other at Water Street):
 - In the beginning stages of bringing intersection at US 36 and State Road 67 to Water Street.
 - State Road 67 between US 36 and US 38, slated for 2023-2025 to create 4 lanes from Angle Road to Huntsville.
 - Town of Pendleton will invest in decorative medians and trails in collaboration with INDOT on this project.
 - This section of road is the second highest traffic accident rate in Madison County.
 - Expected delays with INDOT will help the Town of Pendleton in getting more State funds to assist the Town fund their side of the project.
 - \$600,000 currently earmarked for the project which delay will keep funds in the account and allow for growth.
 - While project is under construction, traffic will be directed to Exit 222.
 - May need to use 300 West between Water Street and US 36 which can force INDOT to reconstruct on their pocket.

VI. ADJOURNMENT

Motion to adjourn the meeting was made by Dave Cravens; seconded by Lynn Mellinger. All members present voted in favor of adjournment.

Meeting was adjourned by Craig Campbell at 6:27 pm.

Next meeting December 2, 2021 at 6:00 pm