

Tipton County Redevelopment Commission Minutes

August 29, 2017 at 6:00 p.m. in the John Tipton Room, Tipton County Courthouse

Members: President Jeff Hoover, Vice President Gerald Shuck, Secretary Beth Roach, Commissioners Jane Harper, Jim Mullins, Denny Henderson, Mark Manier and Jim Ankrum.

Others: RDC Attorney Rick Hall, County Attorney Mark Regnier and others documented by the attendance sheet attached.

Amend the Agenda: Commissioner Roach made the motion to amend the agenda to add discussion of the State Revolving Loan agreement. Commissioner Harper seconded the motion, with all in favor.

Minutes: Minutes of the July 31, 2017 were submitted. Commissioner Mullins made the motion to approve as submitted, seconded by Commissioner Shuck, with all in favor.

Umbaugh Invoice # 14958 and 149221: The Commission reviewed the claim process. It was determined the invoices would be reviewed by the RDC and then forwarded to the County Commissioners for payment.

Invoices presented represented fees charged for the annual allocation expenses for the Chrysler Tif area and bonding. Fees will be paid from the annual \$10,000.00 collected to assist in these services. Commissioner Harper made the motion to approve both invoices as submitted, seconded by Commissioner Henderson, with all in favor.

State Revolving Loan (SRF) and Westside infrastructure: President Hoover and RDC Attorney Rick Hall discussed the current status of the SRF loan application and process. The RDC is pursuing the SRF to fund the traffic circle and the Developers are looking for funding sources to help build the ^{interior} ~~interior~~ roads. The roads when completed would be dedicated to Tipton County and plans are being reviewed by the Tipton County Highway Superintendent and the Tipton County Engineer.

Attorney Hall stated a Resolution from the RDC needed to be agreed upon to specify the RDC and Developer's commitments to the project and to protect the interest of each party involved.

Commissioner Harper stated there current litigation filed by Mr. Janson should be settled before the RDC makes any commitment for future development. After discussion, Commissioner Harper made the motion to allow the RDC President to work with Attorney Rick Hall to draft a NW Quadrant Resolution and execute providing Mr. Janson drops his legal suit against the RDC. Commission Manier seconded the motion, with all in favor.

State Revolving Loan: Commissioner Mullins made the motion to give President Hoover the authority to work with the Attorney Hall and Umbaugh & Associated to complete and file the application with for the State of Indiana for the State Revolving Loan financing for the traffic circle. Commissioner Harper seconded the motion, with all in favor.

USI Consultants: Attorney Rick Hall stated he reviewed the contract for services with USI in which Tipton County Engineer Phil Beer is a Principal and part of the Executive team. He stated he found no conflict of interest concerns based on the contract services.

After discussion, Commissioner Shuck made the motion to authorize President Hoover to enter into the agreement with USI as submitted providing the State of Indiana approves the SRF financing. Commissioner Henderson seconded the motion, with all in favor.

INDOT letter: President Hoover stated he received a letter from INDOT confirming limited growth and development to the West side of 31 if the traffic circle is not completed. Copies will be submitted to members.

Public Comment:

Vicki Boyd, Tipton County Tribune asked if the plans for development of the traffic circle will work with the current development in progress by Loves Travel Center. President Hoover stated there was still a lot of preliminary work and permits that will be needed before moving forward with the traffic circle.

Brent Snow asked if the Commission had looked at private financing for the project. President Hoover stated it was discussed but all parties had to be involved and that didn't work out.

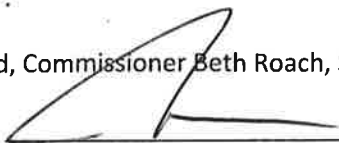
Jim Leffler asked if any financing would be available to the Developer after the completion of the traffic circle. President Hoover stated no and it was discussed but fell apart.

Commissioner Harper asked how previous claims were paid concerning the Eastside project by the RDC if documentation held by the LEDO should be filed with the County if funding was used toward the project. President Hoover will contact the LEDO.

With no further business, Commissioner Mullins called for adjournment, seconded by Commissioner Shuck, with all in favor.

Respectfully submitted, Commissioner Beth Roach, Secretary

President Jeff Hoover:



Date

11-30-17



INDIANA DEPARTMENT OF TRANSPORTATION

Driving Indiana's Economic Growth

Greenfield District-Permits
18 South Broadway
Greenfield, IN 46140

PHONE: (317) 467-3430
FAX: (317) 467-3872

Eric Holcomb, Governor
Joe McGuinness, Commissioner

August 3, 2017

Mr. Jeff Hoover, President
Tipton County Redevelopment Commission
Tipton County Courthouse
101 E. Jefferson St.
Tipton, IN 46072

Dear Mr. Hoover:

Per your request, I am writing this letter to explain the need for the future roundabout per a Traffic Impact Study (TIS) dated June 22, 2015 as well as the revisions outlined in the memo of April 20, 2016, at the future county road approach just west of U.S. 31 on State Road 28 in Tipton County.

As you know, this use includes a Love's Travel Stop & Country Store along with future development that is not known at this time by INDOT, although a Chrysler dealership has been mentioned. We agreed to a temporary two-way stop control intersection with the use of Love's and a car dealership, but any uses beyond these two uses are expected to generate more traffic than what is estimated for the proposed one-year development plan as presented in the TIS (Table 7 – fast food, gas station, tire store) requiring a change in traffic control.

A traffic signal would not be an acceptable alternative due to the proximity of the new roundabout interchange and the safety and mobility concerns that a signal would present when located in close proximity to roundabouts. As the owner of the county road approach, the county would be responsible for any traffic control change (a roundabout, as the most feasible option) and/or additional auxiliary lanes (this applies to the proposed stop controlled intersection that was approved for the Love's permit).

Please let me know if you have any additional questions we can answer about this matter. I am attaching a digital copy of this TIS for your reference as well as the April 20, 2016 memo outlining revisions.

Sincerely,

Shelley R. Haney
Permits Manager
INDOT Greenfield District

Attachments: TIS dated June 22, 2015, Revisions to TIS memo of April 20, 2016

cc: Luis Laracuente, PE, MS
Traffic Engineer
INDOT Greenfield District



To: Luis Laracuenta – Traffic Engineer, INDOT Greenfield District

From: Keith Buck – CBBEL Indy

Subject: Revised Development Projections for SR28/US31 Development in Tipton County

Date: April 20, 2016

Project Name: SR28/US31 Development – Tipton County, Indiana

Project No.: 14-0337.00004

Cc: Chad Bruner – Love's; John Janson – Developer; Brian McKenna - CBBEL

A Traffic Impact Study for the above referenced project was approved on, or about, July 29, 2015. The analysis in this study included 1-year and 5-year traffic projections based on the development that was assumed for this area at the time. The 5-year traffic projections represented the full build-out condition for the site. The Traffic Impact Study resulted in the 1-year analysis recommending a stop sign controlled intersection and the 5-year (full build-out) analysis recommending a roundabout intersection with the proposed access street and SR 28.

Since the Traffic Impact Study was approved, the developers for this project have been working with Tipton County to secure funding for the roundabout through a Tax Increment Financing (TIF) district. Unfortunately, an agreement on the TIF funding could not be reached and the roundabout will no longer be a feasible option for this intersection without the TIF funding.

Accordingly, the projected level of development for this area needs to be revised. The 1-year development and traffic projection analysis that was included in the Traffic Impact Study should now be considered as the proposed condition instead of the 5-year development and traffic projection. The initial 5-year projections are no longer valid, since the remainder of the site will not be developed in the near future.

This memorandum is being submitted with the full understanding that future development which would utilize this intersection, and which exceeds the revised proposed condition, may require a new traffic impact study and further improvements to the intersection. Future development would likely hinge upon available funding for the roundabout.

Therefore, we are requesting that the stop sign controlled intersection be considered as the preferred alternative for this project. Based on our recent telephone conversations, we trust that this memo is all that you require to approve the stop sign controlled intersection and issue a permit for the work.

Please advise us as to what further information and/or documentation might be needed to complete this approval.