

Minutes and proceedings of the meeting of the Town Council of the Town of Hope, Indiana.

Be it remembered that the Town Council of the Town of Hope, Indiana held a called special meeting at the Hope Town Hall in said town at 5:30 p.m. on 1/23/2020.

A quorum was declared present based on the presence of the following council members: Jerry Bragg (President), Clyde Compton (Vice-President), Nellie Meek and Ohmer Miller. Clerk Treasurer Diane Burton was also present. Ed Johnson was absent.

The prayer was given by Jerry Bragg.

The meeting opened with the Pledge of Allegiance led by Jerry Bragg.

#### **OLD BUSINESS:**

##### **DOWNTOWN REVITALIZATION PROJECT – FINAL DESIGN**

Tony Akles stated we are going to go through some of the side amenities to make sure you see what was picked out. A picture of the new rectangular concrete planters that will go around exterior of park was shown. Some of the planters will remain and be painted. Zak asked for verification from the Council on this decision. Susan added Joe recommended stained concrete to make them all look cohesive. Tony stated we will work with Joe and the Town to pick that out. There will be eight new planters, all on the exterior. There was discussion on the Art pads. Trena stated the art pads have conduit to them so they can be lit. I don't know if you want to put something more permanent on it. Tony stated one art pad may have to be altered about a foot to get a sitting area in. Susan stated I have discussed with the High School about getting some art through the C4 program. There was discussion on getting rid of the horse troughs.

Photos were shown of waste receptacles and cigarette butt receptacles. These will be placed around the outside of the square. Locations were shown. The trash cans will be bolted down. David Clouse stated the school has interest in the old trash cans. Tony stated we do have salvage rights in the contract for you. The Town has the right of first refusal on the items that can be salvaged. Nellie brought up the smoking ban on the square. Susan answered there will not be any cigarette receptacles in the square.

Photos were shown of the new benches that were selected. The color will black and wood.

Photo was shown of the flagpole pulley. There was discussion on the flagpole pulley. Susan stated the Legion members asked that it be moved up seven feet so the kids can't undo it. David stated no one has ever messed with it. David feels moving it up will make it more difficult and there would be a need for a ladder. Ohmer stated it needs to be set up for what is easier for David and his crew. Susan stated the guys have asked for a weatherproof nylon rope. Tony confirmed.

Photos were shown of the light poles which will be a black pole with a globe. Tony stated Zak, David and Duke met last week. Duke has agreed to phase the removal of their poles. We have in the specifications for the contractor to coordinate with Duke and give them a sixty-day notice. There will be three meters; one by Town Hall, one behind the Library and one by the log cabin. Duke has not stated whether or not

there will be upfront cost or if it will be built into the rate. There will be one photo eye for each circuit with a manual override. Tony expressed concern that the outlet will be controlled by the photo eye and that this type of lights is going to provide more up light. Tony stated our Electrical Engineer is working on this. We will pick out a wattage that works to give you what you have right now. We can't find anybody that makes a foldable banner arm. We may be stuck with fixed banner arms. The standard banner is 18 X 36. Is the Town fine with that size? The Council agreed. There was discussion on the banner arms. David suggested the Town have a generic banner so that something is always on the arm.

Susan provided handouts showing the design of the park signage. Clyde stated I thought "Established in 1830" was going to be on the sign. Susan answered I can have Rhett add that. Placement of the 1830 was discussed. It was decided that it should be in place of the design under the word Hope, so it does not get confused with when the Historic District was established which was in 1991. These signs will be a spec of the INDOT standard. There was discussion on the sign placement and how they will be attached.

Zak stated Joe and I went back and forth on this; we want to put concrete under all benches. The recommendation for the benches in the gravel area is to put them in circular foundations four inches below the surface of the gravel allowing it to match the rest of the area.

Tony stated we specked out aluminum handrails as opposed to painted steel, but they will look aluminum. Tony asked the Council if they wanted the railing on one or both sides. Tony suggested one side due to the budget. Clyde suggested putting the railing in the middle. Tony will run that option by Joe.

Zak stated the whole park area is 63,200 square feet. Right now, the total green space is 53,000 square feet. After the project we are adding about 9100-9200 square feet of sidewalk. You are looking at 43,700 square feet of green space. Tony explained the necessity for the volume of walkways due to grades so someone in a wheelchair can make it all the way around the park. This is an ADA requirement.

Tony stated I want to discuss the no workdays for contractors based on the calendar given to us by Diane. Tony provided a list of the days to the Council. Tony stated this is to provide them with an idea. You can still tell them when not to work to build into their schedule. Tony cautioned the Council that the park is going to be torn up. The contractor will be responsible for maintaining a safe area. There was discussion on events and safety. Trena stated they will probably work in quadrants. Tony stated they will have to bring us their schedule. The Town and Strand will have to approve it. Clyde asked about the thicker concrete. Tony confirmed that they are going from a five inch to an eight inch in certain areas. Tony explained the purpose which is due to vehicles during events. There was discussion on thicker concrete. Tony reviewed the list of potential contractors. Tony stated if you can think of anybody else, notify me. My guess is that there will be a general contractor with an electrical and concrete sub under them. Tony stated the Prebid meeting is on February 5 at 1:00 p.m. at the Town Hall. Clyde questioned the process. Tony explained it has to meet our specs. Nellie questioned Strand overseeing the project. Tony answered you hired us to provide part-time construction observation. There will be performance and payment bonds.



An Opinion of Probably Cost was given to the Council. Tony stated our bid is a lump sum bid which is what OCRA requires. The total is \$413,685. The construction grant is \$408,360 so it is pretty close. We don't have good cost from the light pole manufacturers yet. We did pull back on heavy duty concrete. There was more discussion on the areas that has heavy duty concrete. Tony stated we try to estimate a little high. We don't want to be the low bid. You are going to see contractors above us and contractors below us. The firm number will be when the bids come in on February 18<sup>th</sup>. The contractor will not see this. A range will be given. Tony went over the cost estimate. The brick areas were discussed. Diane asked about the donation mentioned from another source. Trena confirmed. Trena stated that is the application that I gave you at the meeting on Tuesday from the Visitor's Center. Trena stated the hope is to have some left over for banners. It can help with this cost gap. Tony stated we advertise on Tuesday. I suggest you see how the bids come in. We can change order more concrete if the bids come in lower. We are bidding at good time since it is winter. David stated the electrical specs need to include a provision of a pigtail that I can hook to for locates. David asked if the contractor knows the number that Strand came up with. Tony answered that is up to Council. I usually tell them a range because that helps them know if they can bond. The Council agreed on a range.

Clyde asked about what is going to be done with the benches that are going to be removed that people have paid to have a name on. Tony answered were you thinking about moving them to the other park. There was discussion on the benches. Tony stated the Town has right of first refusal. If you want them, you can have them.

Tony stated the only other thing I have deals with the Community Crossings Grant. Can we just use same insurance limits that we used on this project? Ohmer confirmed. The Council agreed.

Diane Burton stated on Tuesday you approved a 2% increase for the Utility Superintendent and the Town Marshal. Do you want that retroactive? **Nellie made a motion to make the pay increase retroactive to the first of the year. Ohmer seconded. Motion carries 4/0.**

Meeting adjourned at 6:52 p.m.



Attest

