

310 LANE STREET
NORTH JUDSON, IN 46366

P:574 896-3340
F:574 896-2153



Town of North Judson Redevelopment Commission
Meeting Minutes

November 18th, 2024 – 5:45 P.M.

The North Judson Town Council met in Regular Session at the North Judson Town Hall, 310 Lane Street, North Judson, IN on the above date and time with the following present: Commission President Rowe, Commission Vice-President Brown, and Commissioner Lewandowski were able to attend. Town Manager Leszek and Clerk-Treasurer Rowe were also able to attend as well.

The Pledge of Allegiance was recited.

Commission President Rowe asked for approval of the agenda. Commission Vice President Brown moved to approve the agenda. Commissioner Lewandowski seconded the motion, and all council members present concurred.

Commission President Rowe asked for approval of the Minutes from the Meeting Minutes on October 21st, 2024. Commission Vice President Brown moved to approve those Minutes. Commissioner Lewandowski seconded the motion, and all Commission members present concurred.

Business

Town Park Improvements Project: Update & Project Invoicing

Clerk-Treasurer Rowe presented the following:

P.O. 2689 to Brown and Brown General Contractors, Inc. for N. Judson Town Parks Improvement Project Payment Application No.6 of the Town's Department of Natural Resources LWCF Grant Project in the amount of \$38,739.97.

Commission Vice President Brown made a motion to approve:

P.O. 2689 to Brown and Brown General Contractors, Inc. for N. Judson Town Parks Improvement Project Payment Application No.6 of the Town's Department of Natural Resources LWCF Grant Project in the amount of \$38,739.97.

Rowe mentioned that the retainage amount would likely come at the end of the month and that it would be the final payment application. He also gave quick highlights for what the transfer resolution was requesting based on the amount that was sent in the amount of \$445,052.33. Along with the Resolution,

he included the breakdown of the first DNR billing. Rowe stated that there will be a final payment application towards the end of the month that would be the closeout bill. He also mentioned that they are still holding the \$97,000.00 payment to Recreation Insites until they fix some onsite issues with the mounds. Leszek stated that Recreation Insites was looking into replacing the mounds since they were the ones who installed the wrong color. He also explained that one of their workers had broken a waterline which they were able to repair with the help of Brown and Brown General Contractors. Recreation Insites asked if the Town would be willing to split the cost of the repair, but Leszek informed the company that they would not be splitting the cost for the lines that were located before any digging occurred. Council President Rowe mentioned that moving forward they need to remember that there were several bumps in the road, including poor communication and how things were ultimately handled. Leszek stated that of the companies we've worked with, USI Consultants have the capabilities to take on any project and have been attentive and on budget. He explained that USI would love to bid on our next park project which would give the Town more options moving forward.

Rowe stated that Troyer did an amazing job with the design and amenities upgrades of the Town Park but agreed that there have been some issues we've experienced along the way. He also mentioned cost estimates and the bidding process but noted that representatives from DNR informed them that some communities around the state have had to go through the bidding process six to seven times because of the bids they're receiving. Leszek stated that we've done state funded projects before, and the processes are no different. The companies must present quotes for how much the project will cost and then the Council decides which company is better fit for the project. Leszek stated that there is no way that the price should have gone up by a couple hundred thousand dollars. Council President Rowe continued that since the project had gone up by that much, we should not have to be fighting to get the correct color for the mounds at the park. C.T. Rowe expressed his gratitude for having Leszek at the park every day with the contractors to ensure the plans we're carried out.

2025 Redevelopment Commission Budget & Financials

Rowe mentioned that he added pavilion picnic tables and sidewalk matching program to the list of potential projects the Redevelopment Commission could start budgeting for. He stated that one of the items on the list had been new signage for Highland Cemetery which would be like a signboard where they would be able to post new information or updates. Council President Rowe stated that pavilion tables should be a higher priority since they will be seeing more people wanting to use the new park. Leszek stated that that it would be around \$12,000 to get tables for both pavilions. C.T. Rowe mentioned that he was able to order five tables with one being ADA compliant for about \$8,500. Leszek stated that they would like to get a few rectangle, 8-foot picnic tables for the two pavilions at the park. C.T. Rowe suggested that they could get a concrete pad poured out at the dog park and then place the old picnic tables on top of it. Leszek stated that they could potentially pour a small concrete pad by the pickleball courts as well and have some seating placed. Rowe also brought up that they would be discussing with the schools to see if the students would be willing to paint a mural at the splashpad and/or near the new features at the Town Park.

Commission Resignation – Jane Ellen Felchuk

Clerk-Treasurer Rowe stated that they had received Councilmember Felchuk's resignation letter for the Town Council which meant that she resigns her seat on the Redevelopment Commission. As they work to fill the seat, they will then appoint that individual to the Commission. Rowe mentioned that he would like to send her flowers as a 'thank you' for her many years of service. He also brought up the topic of honoring Jane Ellen by officially naming the Dog Park after her.

Additional Business Deemed Necessary by the Council:

Nothing Presented.

Adjournment

Commission Vice President Brown moved to adjourn the meeting. Commissioner Lewandowski seconded the motion, and all members present concurred.

Meeting adjourned at 6:18 P.M.



John Rowe, Council President

Attest:



Andrew J. Rowe, Clerk-Treasurer