

LOWELL TOWN COUNCIL
WORK SESSION
FEBRUARY 28, 2022

A Work Session of the Lowell Town Council was called to order on Monday, February 28, 2022, at 5:35 P.M., by President Todd Angerman. Members present were Todd Angerman, John Alessia, Mike Gruszka, and John Yelkich, and Shane Tucker. Also present were Clerk-Treasurer Judith Walters, Town Manager Craig Hendrix, Town Attorney David Westland, Police Chief Jim Woestman, and GIS Director Greg White. Also present were SEH representatives Jason Spain and Beth Miller. The purpose of the work session was general town business.

Liberty Park Preliminary Engineering Presentation - SEH - Jason Spain and Beth Miller presented an updated review of the Liberty Park Planning Project. Discussion followed on the proposed event space, which includes an approximate 2100 square foot facility to accommodate larger events for a capacity of 125-200 people that includes a full HVAC system for year-round; proposed bathroom building with access for both inside and outside events; proposed amphitheater enlarged to accommodate an orchestra with a full PA system for smaller productions. The proposed splash pad was reviewed with the concept being more of an "interactive water feature" that includes mounted sprays and bubblers. Discussion followed among Council members on other splash pads in the area and if this facility would be large enough. The proposed pad is approximately 1,000 square feet and Councilman Gruszka suggested finding a sponsor to enlarge the area. The concept includes full landscaping with benches, picnic tables, etc., and includes a security camera system and full electrical receptacles through the park. Fencing has been included to enclose the park during special events. Mr. Hendrix stated soil borings have been done and identified poor soil conditions that will require special foundations for the main structure. SEH has identified the use of concrete pile systems for these structures and has included with the cost analysis. The project construction costs is \$6,247,500.00, which includes mobilization, construction contingency, and design engineering and architecture. Mr. Spain stated they have seen a 15-25% increase in construction costs in the last 18 months, and could see as high as 30% increase. The general obligation bond of 2020 of \$1,000,000 has been set aside for this project and funds from the water sale will also be used. Mr. Alessia asked about doing the project in phases, and Ms. Miller stated there may be an increase with mobilization costs, and the costs keeping increasing. The playground area was discussed and it was noted that recycling funds could be used. Council will review, and the design contract will be acted on at the next meeting. President Angerman reminded Mr. Hendrix to reach out to White Foundation for possible funding.

Evergreen Park Sign Presentation - SEH - A drawing was reviewed for the new digital sign to be placed at Evergreen Park. The price of the project will be \$ 70,145.00, and funds from the Guritz donation will be used. This project is ready to begin. The signs for Liberty Park were reviewed for both entrances and are included in the construction costs.

Downtown Improvement Strategy Presentation - This item will be discussed at the March 14th work session.

Distribution of Town Video - Discussion followed on how to roll out the new town video. It will be downloaded to a youtube channel and put on town website and facebook page. Mr. Hendrix will contact Chamber and School to see if they want to use for public relations.

West Side Sewer Project - Mr. Hendrix stated that during the regular meeting, the Council will act on an master service agreement with Etica Group and task order for surveying services for West Side Sewer Project. He stated at the next meeting Wessler Engineering will have a design proposal. Mr. Hendrix stated during the property easement acquisition, he will not be using a title company, but will use the method INDOT uses. Attorney Westland and Mr. Hendrix will prepare the document transfers and offers when ready.

Facade Grant Improvement Requests - Two requests for facade grants will be acted on during the Redevelopment Commission meeting. Renee Helton, 304 E. Commercial is requesting \$10,000 for window replacements, and Alex Kutanovski, Core 4 Properties, 401 E. Commercial was requesting \$4500 for signage. Mr. Kutanovski showed a drawing of the old type hang-out metal signs. He will need to go before the historical board for approval.

Alcohol Permit Status - Mr. Hendrix stated he was approached by Senator Niemeyer that rather than increase the number of alcohol permits in Lowell, the Senate will convert the 2-way licenses to a 3-way license. Mr. Hendrix stated that the Town can't get the licenses and hold onto them, if they are not in use they go back to the Indiana Commission. Discussion followed, and Mr. Hendrix will investigate further.

Water Proceeds - Mr. Hendrix stated he will be contacting a banker for advice before he sends out request for qualifications to banking institutions. The bill to allow the Town to invest water sale proceeds is waiting for the Governor's signature.

Town Standards - Mr. Hendrix stated a Resolution will be before the Council during the regular meeting to amend the town standards specifications for the construction of public facilities.

No further discussion, the work session adjourned at 6:44 P.M.


Todd Angerman, President

Attest:


Judith Walters, Clerk-Treasurer