

LOWELL TOWN COUNCIL
WORK SESSION
June 26 2023

A Work Session of the Lowell Town Council was called to order on Monday, June 26, 2023, at 5:30 P.M., by President Todd Angerman. Members present were Michael Gruszka, Todd Angerman, John Alessia, John Yelkich, and Shane Tucker arrived at 6:08. Also present were Clerk-Treasurer Judith Walters, Town Manager Craig Hendrix, Town Attorney David Westland, GIS Director Greg White, and Police Chief Jim Woestman and Fire Chief Chris Gamblin. Also present were three citizens, and two via Zoom. The purpose of the work session was general town business.

136 W Washington Street (Patricia's Dance) - A second appraisal had been received from Randy Raynor of American Valuation Appraisal Service in the amount of \$220,000. The first appraisal received was for \$190,000. Mr. Hendrix stated that usually the procedure is to average the two received. Debra Harden, daughter of the owner of the property, stated they had discussed taking no less than \$250,000 since that is the amount they have been paying taxes on for the last few years. Attorney Westland review the county assessor website and confirmed they current are paying taxes on an assessed value of \$251,100. Discussion followed. Council agreed to the amount as the property will make an excellent park office, and will act on having Attorney Westland prepare a standard purchase agreement during the Redevelopment Commission meeting.

Nassau Park Update - Mr. Hendrix stated that SEH had submitted a proposal for additional engineering fees beyond the original agreement for the design services and additional fees based on the additional work due to major changes in the general and overall scope of the project. The additional work included geotechnical site design, electrical design to include proposed wi-fi and security system, and modifications and enlargement of the splash pad and community building. The \$79,850 proposed request also includes final site rendering and bid phase services. Mr. Hendrix stated the plan is to advertise for bids in early August and award a contract in September to begin work in October. A final rendering of the site will be done to include the Patricia's Dance building that will need some modifications. The item will be acted on during the regular meeting.

Street Maintenance Facility Update - A final estimate of the cost of the building should be ready and the plan is to have Peoples Bank representatives at the second meeting in July to discuss financing for a construction loan using water sale funds as collateral. Attorney Westland will check to see if the process will have to be solicited for bids.

2024 CCMG Street Project Discussion - Mr. Hendrix reviewed the streets he would like to submit for projects in 2024, including Liberty Street as a complete reconstruction with curbs and sidewalks from Oakley to Main Street, and the second phase to include streets within subdivisions like Susan Lane, Oriole, Kankakee, and Fremont. He stated we could do more streets at about two-thirds the cost if we can deep mill the overlay if the sub-base is good. Mr. Hendrix also spoke of hiring Jim Konradi, who has retired from his concrete business, and having him work part time to instruct town crews to pour sidewalks. Discussion followed on putting in sidewalks to Malibu Woods using funds from the Sidewalk Fund.

West Side Sewer Project - Mr. Hendrix stated they will begin the easement

acquisition using the INDOT process. Randy Raynor will prepare the appraisals and an INDOT buyer will acquire the property, record the property and request the funds. The project should be bid in late fall with construction starting in spring of 2024. He stated two force mains and a bigger pump station will be constructed on property owned by the landfill.

WWTP Capital Project - EQ Basin & LTCP Update - Mr. Hendrix stated he will update JMOB on the decision to remain in the Long Term Control Plan with IDEM during the construction of the EQ basin.

Discussion followed on stop sign requests on Marion Drive, and infrastructure improvements in Preserve Subdivision.

Freedom Trail - A public meeting will be schedule for the week of July 17th. Mr. Hendrix stated they propose to prepare a power point presentation on the project prior to the meeting and up load on social media and town website for citizens to review.

President Angerman asked about the retention pond on Redbud. Mr. Hendrix stated the developer on Freedom Springs is working on it, and the plan is to take two ponds and merge into one for additional storage.

Council members agreed to donate the quilts from the Sesquicentennial to the Lowell Public Library for display.

B.Z.A. - The appointment will be filled with Dave Regan, who is currently serving on the Police Commission.

No further discussion, the work session adjourned at 6:43 P.M.


Todd Angerman, President

Attest:


Judith Walters
Clerk-Treasurer