

# ZIONSVILLE STREET DEPARTMENT

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## STREET DEPARTMENT REPORT ZIONSVILLE TOWN COUNCIL MEETING FEBRUARY 4, 2008

1. **WILLOW RD. PROJECT**

The pedestrian bridge has been installed.

2. **106<sup>TH</sup> ST. REALIGNMENT AND RECONSTRUCTION**

Efforts to complete the land acquisition from two parcels continue, specifically the Dow Chemical Company and the Bennett Family Farms properties.

The Town Attorney has been working with Dow to develop a method of conveyance suitable to all parties. Dow had raised concerns over language in the deed perpetually extinguishing access rights as well as concerns of unearthing heretofore unknown environmental hazards. The language and attachments of the offer have been modified to clarify that access to the new roadways will be granted at the time of the approval of a development plan for the property, and current maintenance access will be preserved and supplemented. Dow has since acknowledged that it has continued liability for hazardous material on the site through the Voluntary Remediation Program (VRP) monitored by the Indiana Department of Environmental Management (IDEM), thus negating their previously stated concern.

Town staff and the engineer for the project met on-site with the court-appointed appraisers for the condemnation of the Bennett property on January, 9, 2008. The value submitted by the appraisers later that same day was \$707,700.00, nearly eight times the value determined by the engineering firm's appraisers. Accordingly, we have filed an exception with the court, and requested a trial by jury. In the interim, we have requested the appraisal report from each of the three court-appointed appraisers, and the Town's engineers, legal counsel and staff will review the documents and continue to make attempts to settle with the property owner(s).

Staff is currently reviewing financial options to continue to move this project forward without waiting for the completion of a trial. The Redevelopment Commission will execute a lease agreement at their next regularly scheduled meeting to move toward the completion of the sale of the TIF bonds at a maximum approved amount of approximately \$6,600,000. The maximum amount noted above and approved by the Department of Local Government Finance includes contingencies and anticipated cost overruns. It was the intention of Town staff, boards and commissions to finance the preliminary costs of the project through funds on hand and delay the sale of the bond until construction bids had been opened. While this may still be possible, the early sale of the bonds will cover anticipated land acquisition and design costs as well as future

construction costs, however contingency funds needed for possible change orders will be drastically reduced.

**3. STARKEY PATHWAY**

A Notice to Proceed was issued to the contractor on January 17, 2008. Construction is expected to begin as soon as weather permits, and the project is expected to be complete by June.

**4. SOUTH MAIN STREET LIGHTING**

All the new street lights have been installed, but have not been energized. As soon as the service points have been inspected and meter bases installed, the lights will be operational.

**5. Downtown Streetscape Project**

A preliminary design for street and sidewalk improvements and supplemental streetscaping has been completed by the Town Engineer. Department staff has met twice with officers of the Zionsville Merchants' Association (ZMA) to review the current design, and will be attending the March 5, 2008 general meeting(s) of the ZMA to begin a period of public comment and input. A final, comprehensive design is expected by the end of this year, with construction possibly beginning in 2009 if funding is available.

**6. NPDES Permit**

The Town has completed its required annual report to the Indiana Department of Environmental Management (IDEM), reporting stormwater regulation activities for last year. Hard copies will be provided to Town Council members, and will be posted on-line as well.

End of Report