

# Edinburgh Redevelopment Commission

Meeting Minutes  
July 8, 2013

**Special Note: The Edinburgh Redevelopment Authority did not meet on July 8. This meeting was for the Edinburgh Redevelopment Commission only.**

Ted Lucas, President of the Commission, called the membership roll.

Members:	Present	Absent
Ted Lucas – President	X	
Bill West – Vice President	X	
Karen Fitzpatrick	X	
John Rondot – Secretary	X	
Ray Walton	X	
Cathy Hamm	X	

Other Attendees:

Wayne Gibbs, Timbergate Golf Course Manager  
Dustin Huddleston, Edinburgh Town Attorney

## First Order of Business – Approval of Minutes

April 8, 2013 Meeting

Ray Walton made a motion to approve the minutes as submitted. Bill West seconded the motion, which passed unanimously.

Minutes of the April 8, 2013 Meeting were signed by the Commission members and given to Dustin Huddleston.

## Second Order of business – Open Discussion

As requested at the April 8, 2013 Meeting, Wayne Gibbs submitted to the Commission his list of the next series of maintenance items concerning Timbergate Golf Course. Wayne's List included:

- 1) Alarm System for Club House – Initial Cost \$4,166.40 plus \$75.58 per month for monitoring --- Wayne stated that he could cover this cost from existing funds. The Commission suggested that Wayne move forward on this item.
- 2) New Carpet for the Club House – Cost \$28,544.03 – Wayne stated that he would investigate paying for this item using Shelby County EDIT Funding. Wayne will report back at the next Meeting of the Commission the results of his investigation.
- 3) Replacement of 72 Golf Carts (entire fleet) – Cost \$233,640.00 --- Wayne stated that replacing batteries in all the Carts costs approximately \$32,000.00 (two year warranty). Batteries were last replaced starting 2011 and are approaching the replacement point again. Wayne stated that the cost listed would include trade-in of the existing Carts. Wayne said that he would prefer to replace all of the Carts at one time and use some sort of Payment Plan to cover the cost. He said that he has not yet discussed this purchase with the Town Council. No action taken by the Commission at this time.
- 4) Wayne Gibbs also discussed the possibility of putting GPS devices on each of the new Golf Carts. He said that he was still looking at three options for how this might be done. He said that the devices could be added to the Carts later. Wayne said that the GPS devices would be used to speed up play, enforce 'Cart Path Only' situations and keep track of 'wandering carts' (both on and off the Course). Wayne will report back to the Commission about the three options.
- 5) Wayne Gibbs stated that Timbergate had purchased two new Rough mowers this year and will purchase two new Fairway mowers. These purchases are part of the equipment replacement program – most of the equipment used on the Course is now 12-14 years old.
- 6) Ray Walton commended Wayne and his staff on the excellent work done to cleanup/fixup the Pump House near the 6<sup>th</sup> Green. Ted Lucas asked Wayne whether to the work on the Restrooms on the Course was completed. Wayne said that that Restroom near Holes 11 & 14 was finished and the other near the 7<sup>th</sup> hole was 80%-90% complete.
  - 7) John Rondot stated that he had a number of questions concerning maintenance at Timbergate:
    - a. Cart Crossing Sign on Constitution Drive near the crossover from Hole 10 to Hole 11 is missing. Wayne Gibbs stated that the sign will be replaced.
    - b. John stated that Timbergate neighbors had asked about mowing of the Rough near their homes with a 'Brush Hog', which gives an unkempt look. Wayne said that they had no other choice on how to mow those areas, as they are only mowing them to get them growing again.
    - c. Fountain in Pond near Hole 3 & Hole 4 has not worked the past two years. Wayne said that they are treating the Pond for an aggressive pond scum and that the Fountain will be operational when they have solved the problems in the Pond (could be operational yet this Summer).
    - d. Maintenance of the Rough and Pond near Hole 1 (John stated that this is personal, since this is where he lives). John said that he and his Wife had taken care of the area around the Pond when the previous management was running the Course, but had believed that Wayne and his staff

would take care of it. John stated that the Rough is now a 'weed patch' and that the Pond cannot be seen anymore because of the growth of foliage around the Pond. John asked if Wayne had a problem with him doing some cleanup work in the area. Wayne said that he had no problem, but that he would have the Head Greenskeeper take a look at the area.

- e. Brick Work near the Club House – Wayne stated that the original design of the Flower Bed did not include sufficient drainage and that the freeze/thaw cycle during the winters was causing the brick work to deteriorate. Town employees re-built the Flower Bed with a new drainage system. Several Commission members noted how nice the new brick work looks.

- 8) The Commission members had several items they had hoped to discuss with John Drybread. Those items will be tabled until the next Joint Meeting of the Redevelopment Authority and the Redevelopment Commission. Included were:

- a. Karen Fitzpatrick commented that the entrance to Edinburgh via State Road 252 looks very bad. She stated that most people going to Camp Atterbury and Johnson County Horse Park exit Interstate 65 on State Road 252 and that there impression of Edinburgh cannot be very positive. She wants to know what plans are in progress to fix the problem.
- b. Ted Lucas wants an update on the Meeting held earlier with the Step Back In Time owners. Ted Lucas, John Rondot, and John Drybread attended that meeting.
- c. John Rondot stated that he understands that there will be increased railway traffic in the near future. He wants to know if Railroad Crossing Gates will be need at the major crossing in downtown Edinburgh. Karen Fitzpatrick said that she understood that not only would there be more traffic, but that the trains would be traveling at higher rates of speed. Ray Walton said that when he was Township Trustee he had dealings with the Railroad and they can be difficult to work with.

#### Adjournment

Ray Walton made a motion to adjourn. Karen Fitzpatrick seconded the motion, which passed unanimously. There being no more business to conduct, the meeting was adjourned.

#### Edinburgh Redevelopment Commission

Ted Lucas, President

Bill West  
Bill West, Vice President

Ray Walton  
Ray Walton, Member

Karen Fitzpatrick  
Karen Fitzpatrick, Member

ATTEST:

John Rondot  
John Rondot, Secretary