

BOARD OF WORKS

JANUARY 21, 2013

1:00 P.M.

Mayor Randy Strasser opened the meeting for business. Carolyn Pearson and Dick Traeger were present for the meeting.

Minutes from the January 7, 2013 were presented for approval. Mayor Strasser asked for comments or corrections to the minutes. Carolyn Pearson made the motion to approve the minutes as presented. Second by Dick Traeger. Motion carried. (3-0)

Claims were presented in the amount of \$359,433.29. Carolyn questioned if trucks had been traded in on the purchase of the two new trucks. Dick VanSickle explained they will keep their old truck to use as snow truck. The old truck has new tires installed. The new truck has been equipped with a snow plow, bed liner and strobe lights. Carolyn Pearson made the motion to approve the claims as presented. Second by Dick Traeger. Motion carried. (3-0)

HHH - Dick VanSickle informed the BOW the punch list for the lift station still has not been completed. There had been a seal failure on one of the pumps in the lift station. Mike Turchi explained 3 pumps are installed and the failure of one did not cause a problem. The pump has been returned for repairs or replacement.

2C – Advertising will be handled in the later part of February, 2013. The process of working with landowners for entry to the new sewer lines is continuing. INDOT would like to have this project completed by September, 2013.

Levee Project – Additional work is needed on the canal. Trees need to be cleared and dredging needs to be done. This will be funded through the city. This part of the project must be done before the breeding season of the bats begins. Mike Turchi needs permission to receive quotes and will return to the next BOW to award contracts. Before we can apply to OCRA for funding, the dredging must be done. It will take another 60 to 180 days to obtain funding and this will put us into June or July to begin work. This is a delicate balance act between grant work and the projects. Dick Traeger questioned if this would affect the area servicing the canal boat. Mr. Turchi noted it will require cooperation between the city and canal to get this accomplished. Mike noted we can keep water in the canal allowing the canal boat to function. Dick Traeger explained he represents this section of the city and had been questioned by several residents and wanted an answer. Carolyn questioned what the removal of the trees and the dredging will cost. Mayor Strasser noted the \$35,000 for this had been built in the grant. Mike Turchi feels this can be done for between \$15,000 to \$25,000. Dick Traeger made the motion to approve removing the trees and dredging on the canal and to allow advertising for bids. Second by Carolyn Pearson. Motion carried. (3-0)

NEW BUSINESS:

Stellar – Owner Occupied Housing – Corey Whitesall from Hanna, Weigle and Cline explained the two phases of this project. On February 7, 2013 a prebid meeting will be held at 9:00 AM. On the 17th of

February bids will be opened. Mayor Strasser needs a motion to authorize bidding. Carolyn Pearson "so moved" for a 1st. Second by Dick Traeger. Motion carried. (3-0)

Corey explained this work could possibly begin in March or April. Then Corey would like to get the bidding process started for the 2nd phase. Mayor Strasser would like to help the investment property owners and is working on ways to accomplish this.

Mayor Strasser reminded the BOW and Leanne Aldrich he has relinquished his decision making for the opera house project to the BOW due to his conflict of interest. Dick Traeger noted his concerns since he is on the board for the Opera House and DPS. Mayor Strasser assured Dick Traeger this did not create a problem as Dick is not voting on Stellar projects while he serves on the boards of DPS and the Opera House.

Corey explained normally OCRA does not like to work with construction managers. On January 8, 2013 a meeting with DPS, Opera House and OCRA a decision was reached to use a construction manager. A memorandum of understanding will need to be approved by the council.

Streetscapes are starting to come together.

Façade – OCRA has not released funds but has given permission to start work and incur costs without funds. This process will begin with a look at the historic district then a determination of how much money is needed with special attention being paid to staying within budget.

- 1) February a meeting on site with owners
- 2) 4 month design time – working to approve designs
- 3) June – design approval
- 4) 3 month to finalize design drawings
- 5) Owners decision – possibly in September

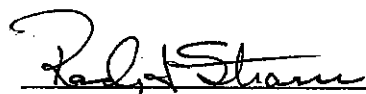
The public meetings and planning part is completed. This project will be 90% grant funding, 5% owner participation with 5% city funds. Carolyn Pearson made the motion to approve the planning phase of the Façade project. Second by Dick Traeger. Motion carried. (2-0)

Corey described the parking project. This involves acquisition of property from possibly 14 owners. This revolves around an 11 block area downtown. It is obvious the Opera House will bring a greater demand for parking and the possible loft apartments will create more need for parking. We have not submitted any grant paperwork at this time due to the need to know if the property owners will be willing to sell. IHCD's involvement determines the property owners must be willing and no negotiations can take place on the property value. Title searches will have to be completed as well as appraisals. This process will involve city money to see if this plan can be worked out with owners. Corey will return to the next BOW with costs and the conclusion if it is worth looking into. Carolyn Pearson questioned the possibility of a parking garage. Corey noted this was not in the budget at this time. Mayor Strasser noted this is a long process and perhaps will not be ready for construction until next summer.

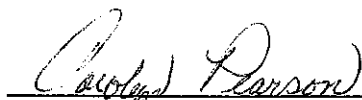
Police SOP – Mayor Strasser explained the desire and need to move the benefit policy out of the Standard Operating Policy for the police department and into the policy manual for city employees. PTO time, vacation time as well as short term disability will change. Mayor Strasser has given the two policy manuals to a HR attorney for corrections and to make sure we are with the law. Carolyn Pearson made the motion to approve the changes to the Police SOP. Second by Dick Traeger. Motion carried. (3-0)

Mayor Strasser hopes to have the policy manual changes ready for the meeting in March.

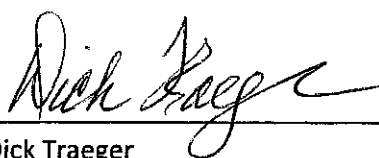
Meeting adjourned 2:20 P.M.



Mayor Randy Strasser



Carolyn Pearson



Dick Traeger

Leanne Aldrich