

BOARD OF WORKS
NOVEMBER 17, 2014
1:00 P. M.

Mayor Randy Strasser called the meeting to order.

Minutes from the meeting held on November 3, 2014 were presented for approval. Carolyn Pearson made the motion to approve the minutes as presented. Second by Richard Traeger. Motion carried. (3-0)

Claims were presented for approval of payment in the amount of \$765,784.63. Richard Traeger questioned if the repair bill was for the snow plow to be auctioned. Mayor Strasser replied it was not. Richard Traeger questioned Aaron on the salt situation. Aaron informed the BOW Paul Coats of Carroll County Highway was helping us out with allowing us to use his reserve supply and storing the salt in the county barn. Carolyn Pearson questioned about signs through the Mayor's office. Mayor Strasser explained these signs will be used by the businesses to inform customers they are open while façade construction is underway. Richard Traeger made the motion to approve payment of claims in the amount of \$765,784.63. Second by Carolyn Pearson. Motion carried. (3-0)

OLD BUSINESS:

Garbage/Recycling: Jeff Writtenhouse of Advanced Disposal presented four different options for the BOW to consider.

1. The cost of trash weekly and recycles every other week with the city furnishing the totes would be \$9.88.
2. The cost of trash weekly and recycles every other week with Advanced furnishing the totes would be \$10.25.
3. The cost of trash weekly and recycles weekly with the city furnishing the totes would be \$12.50.
4. The cost of trash weekly and recycles weekly with Advanced furnishing the totes would be \$13.16.

Totes can range in cost from \$45 to \$70 and there are 450 on a truck and the city would need 2 truck loads. Carolyn Pearson questioned how many other communities do curbside recycling. Monticello as well as Winamac are two communities that use Advanced services. Mr. Writtenhouse stated the tote program is good for communities because the ease of commingled recyclables makes it easy for customers and helps increase the number of homes that recycle. Carolyn questioned Aaron Lyons for his thoughts on the plans. Aaron stated he had not met with Mr. Writtenhouse and these plans are basically what he had brought to the committee. Mr. Writtenhouse stated he would be willing to do a 5 year contract and Leanne Aldrich stated the city is currently in a 3 year contract with Advanced for trash only. Richard Traeger questioned if it was time to enter into a new contract and was informed the current contract ends on December 31, 2014. Mayor Strasser informed the BOW this information would be taken to the Common Council.

Mayor Strasser informed the BOW due to conflict with dates and auctioneer, the auction of surplus city property would be rescheduled for the 6th of December at 10:00 AM at the airport. Carolyn Pearson wanted to know if we would advertise the auction and Mayor Strasser noted the auctioneer would do the advertising. Mayor Strasser asked for approval of the date change. Carolyn Pearson made the motion to approve the date change from the 22nd of November to the 6th of December. Second by Richard Traeger. Motion carried. (3-0)

Unsafe Properties: Kevin Kologinsky reported the property on Franklin Street is currently owned by several family members. Kevin had spoken with Melody Knoth, one of the owners. She stated a new metal roof had been installed in 2005 and there are no problems with leaks in the home. The owners had removed the front porch, removed debris and boarded up some of the windows. Kevin had given them a list of issues that need to be resolved and informed them they will need to meet with the BOW. They will need to bring interior pictures, proof there are no leaks, proof of tax payment, proof they are keeping up the property as well as plans to make improvements. Mr. Brock Dawson will have a meeting with the family on the 17th of December. The owners of the property on 316 N. Union have agreed to tear down the home and rebuild. The owner of the home across the street on N. Union owes taxes and wants to walk away clear from financial issues. He is willing to work with the city. Richard Traeger stated he will be willing to attend the meeting whenever Kevin can coordinate time and date, knowing there are time structures as well as having to work with Habitat and IHEDA. Carolyn Pearson agreed to a meeting whenever it can be arranged.

NEW BUSINESS:

Aaron Kitchens presented two change orders for HHH project. Change order #10 involves restocking fees as well as a fire hydrant and would cost \$2,967.82 as well as a 189 day extension of time for REMC to get power to the lift station. Change order #11 is for an \$110,599.10 credit. This would bring the total contract to \$782,899.81. Carolyn Pearson made the motion to approve change order #10 and #11. Second by Richard Traeger. Motion carried. (3-0)

Cory Whitesell presented two change orders to the BOW for the façade project. Change order #1 shows a deduction of \$95,500. The original estimates included extra doors, etc and final cost reflects this deduction. Change order #2 arises from finding the finished floor is taller than the entrance door opening. Either a new door could be bought or the opening could be cut and put in existing door with an additional cost of \$3,000. Bill Ruck has issued a check for his share of this change order in the amount of \$150.00. Richard Traeger asked what the procedures for change orders to the façade project would require. Cory responded the owners would be responsible for 5% of the change orders. Cory stated we must remember when dealing with old buildings issues can be found that was not anticipated and would need to be addressed immediately. It would be advisable to allow the Mayor permission to approve these changes so the progress of the construction would not be held up. Cory also explained if the owners decided to do additional work; the owner would be 100% responsible for cost. Richard Traeger wanted assurance the owners know they will be responsible for the 5% additional cost to them for change orders. Cory and Shawn Cain both stated the owners were informed of this condition. Richard Traeger stated he knew problems can come up and need immediate approval from the Mayor.

Carolyn Pearson agreed and felt it would only be fair for the owner to pay 100% of their desired cosmetic changes. Shawn Cain warned these changes are out of the scope of the grant and could jeopardize the grant. Changes only involving health and safety can be addressed by the grant. Cory stated he still felt owner could pay for additional work. Cory asked the BOW for approval on change order #1 and #2. Richard Traeger made the motion to approve change order #1 and #2. Second by Carolyn Pearson. Motion carried. (3-0) Leanne Aldrich requested the copy of changes contained in change order #1 affecting each owner's reductions. Cory stated the change orders will continue to come to the BOW unless a situation arises where the Mayor needs to give immediate approval and would be limited to \$5,000 and must be a health or safety issue.

Shawn Cain informed the BOW final inspections have been completed on the first round of owner occupied housing and should have agency inspections done by the 31st of December. There is some money left from phase I and one of the owners would like to have electrical work done but due to his absence could not have it completed by 12/31/2014. There are now 13 homeowners requesting assistance in phase II. Shawn stated Kevin had done a lot of work contacting homeowners and getting them involved.

Meeting adjourned at 2:15 PM.

Mayor Randy Strasser



Richard Traeger



Carolyn Pearson



Leanne Aldrich, Clerk Treasurer, Attest