

BOARD OF WORKS  
SEPTEMBER 22, 2014  
1:00 P.M.

Mayor Randy Strasser called the meeting to order. Carolyn Pearson and Dick Traeger were present for the meeting.

Minutes from the meeting held on September 2, 2014 were presented for approval. Carolyn Pearson made the motion to approve the minutes noting a couple typing errors had been corrected. Second by Dick Traeger. Motion carried. (3-0)

Claims were presented for approval. There were no questions on the docket amount. Dick Traeger made the motion to approve the claims in the amount of \$439,613.84. Second by Carolyn Pearson. Motion carried. (3-0) Carolyn Pearson questioned Craig on the amount of meters purchased and Craig explained the water department was changing to read out meters.

**OLD BUSINESS:**

**Well Update:** Craig Myers stated until crops are done nothing can move forward on the project.  
**Lift Station:** Dick VanSickle stated the cost of the lift stations on Clyde and Wilson St. are over the budget amount allotted in the bond. Dick will bring a final report to the BOW members next meeting.  
**Unsafe Properties:** Brock Dawson was unable to attend the meeting and Mayor Strasser reported on the progress. Grant work was submitted and we should know something in October. Letters went to property owners that have been identified in this issue. Carolyn Pearson asked the content of the letter. Mayor Strasser noted the letter was to identify the property as unsafe and he does not know if Mr. Dawson has had communication with any of the property owners. Carolyn questioned if anyone was living in these properties. Mayor Strasser noted one family is living in a converted garage on one of the properties and this was not handled with a building permit through Area Plan. The property on Washington Street won't qualify under grand conditions as it was never used for residential.  
**City Building:** Aaron Lyons reported he had received two proposals for work needed on the city building. Dick Traeger stated he had looked at the two bids and noted only one of the contractors looked at the roof area and Dick feels comfortable with addressing the issue at the top and working down. The bid for the first phase would be \$26,000. Yaney Masonary has done lots of restoration work and is highly recommended. Dick Traeger made the motion to approve the brick work with Yeany Construction for the first phase in the amount of \$26,000. Second by Carolyn Pearson. Motion carried. (3-0)

**NEW BUSINESS:**

**Façade Bids:** A release of funds has been issued and we are now ready to proceed with contracts for work on the properties. All but two of the property owners have paid their match and the last two are expected in today. A preconstruction meeting will be held with pay schedules and Davis Bacon issues will be discussed. Dick Traeger made the motion to approve Kemma Construction for the Façade Project in the amount of \$1,647,500. Second by Carolyn Pearson. Motion carried. (3-0)

Authorization for the Mayor to enter into a contract with Kemma Construction is needed. Kemma must produce bonds and certificate of insurance before the contract will be signed. Mayor Strasser noted he wants the Clerk to attest the contract. Dick Traeger made the motion to authorize the Mayor and Clerk to sign the contract with Kemma after proper paperwork is received. Second by Carolyn Pearson. Motion carried. (3-0) Jerry Kemma was present and expressed his desire to meet the owners and discuss issues. Dick Traeger stressed it is a must to have good communication. A contact list will be given to owners.

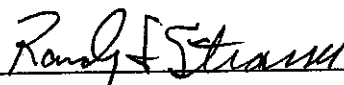
The former Culligan building, now owned by DPS, as well as Bradshaw's buildings on East Main will be done this year. Building around the Opera House square will be addressed in the spring. The rest of the buildings will be under construction the last part of next year.

INDOT Exchange Fund Agreement: Originally funding was to include water projects and then with change of leadership this funding was refused. We worked with INDOT and found the exchange program will be the most efficient way to handle the work on the water projects. We need to approve the agreement and the additional design work costing \$229,600. \$250,000 has been set aside in the bond for water projects. The two water projects involved will be on East Main and Craig Myers water department can do or subcontract. This project must be done in time for the loft apartments. The other project will cover all other downtown water projects. There will be an additional fee for design work as this plan is outside of INDOT. It is planned for all inspections to be done by streetscape inspector. Dick Traeger made the motion to approve the agreement for the exchange fund. Second by Carolyn Pearson. Motion carried. (3-0) Carolyn Pearson made the motion to approve the contract with HWC for additional design work in the amount of \$229,600. Second by Dick Traeger. Motion carried. (3-0)

The construction inspection agreement goes to INDOT and we should hear back from them in a few days and will approve at the next BOW meeting. There is \$450,000 in the budget and the cost is under \$400,000. This issue will be voted on at the next BOW meeting.

Jeff Watson questioned how much is coming out of the water operating account. Corey Whitesell of HWC stated \$250,000 will be coming from the bond and the rest of the cost will come from the general fund.

Meeting adjourned at 1:55 P.M.

  
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Mayor Randy Strasser

  
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Carolyn Pearson

  
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Dick Traeger

  
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Leanne Aldrich, Clerk Treasurer