

BOARD OF WORKS

APRIL 7, 2014

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

Claims were presented in the amount of \$389,799.59. Carolyn Pearson questioned the claim for search fee for Stewart property. Mayor Strasser explained Tim Stewart entered the façade project late and did not have a title search done with the other participants. Carolyn also questioned the claim for rental paid to school for police training. Mayor Strasser explained this is a simulation and done each year. Leanne noted that 4 groups divided the cost of the rental. An explanation was requested for the ¼ ad placed in The Connexion for Stellar. Mayor Strasser this was a way of distributing information on the different stellar projects verses mass mailings. Carolyn Pearson made the motion to approve the claims as presented. Second by Dick Traeger. Motion carried. (3-0)

OLD BUSINESS:

On the 9th of April, Wednesday afternoon, bids will be opened for the Opera House project.

NEW BUSINESS:

The County Redevelopment Commission extended water and sewer lines past IPC to Gray Turkey Farm. Barry Emerson, attorney for County Redevelopment, requested a utility easement back to the city. Dick Traeger questioned if we need the easement and Mayor Strasser replied we do and this was decided 2 to 3 years ago. Brock Dawson, city attorney, noted the legal work is completed. Dick Traeger made the motion to move the easement back to the city. Second by Carolyn Pearson. Motion carried. (3-0) Mayor Strasser requested Brock Dawson to record the easement and inform Mr. Emerson it was satisfactory.

Stellar: Corey Whitesall was present to explain the issues with INDOT affecting the projects. Funds will move from preliminary cost to construction with no cost change to the city. There will be more money for the trail and less for streetscapes.

INDOT has made a determination for resolution to the encroachment issue in public right of way. These encroachments could be deeded over, create easements but the cost would be very high. A solution was reached with INDOT to create a list of encroachments, document the encroachments and then write a letter stating these belong to the city and not INDOT. Each encroachment must be identified, take pictures and measure. The cost for this will be \$23,400.00. Mayor Strasser noted policy changes in the last two years have made this situation happen.

Pavement design has a policy change determined by INDOT. Preapproved designer and software package must be used and we have to hire Patriot to handle this issue. Most of the pavement to be

handled is resurfacing. INDOT has mandated \$75,000 for Downtown Streetscapes 1 and \$5,000 for Downtown Streetscapes 2.

Murphy Fountain will receive the services of a sculpture restoration specialist. HWC has worked with this specialist in determining his responsibilities. The specialist will write specifications as well as do research. He will put all of this information on his webpage and this will become part of our record. His fee is \$3,500.00.

Retaining Wall Design began with a design for a boardwalk from North St. to Deer Creek Bridge. A lot of concern for maintenance has become an issue. It was determined a retainage wall from Deer Creek to Prince William Rd would be a better solution to the problem. There will be a difference in documentation and more design process will be required and will affect the cost of the project by another \$35,000.00. Dick Traeger questioned the appearance of the wall. Corey explained it will probably be a segmented block wall, poured with concrete and will look like limestone.

Carolyn Pearson stated she still had reservations about the proposed plans for the downtown. One of her main concerns is the knock outs. Although they look beautiful in the drawings and prints, she continues to be concerned for maintenance and one of the main concerns would be addressing snow removal. Corey stated he will be coming back to the council for final approval.

Leanne asked for clarification on the extra \$75,000.00 that the city will be spending on these projects. Corey explained the unused money in the planning budget lines will be moved to the construction part and therefore no additional cost will be placed on the responsibility of the city.

Dick Traeger made the motion to approve the modifications by INDOT. Second by Carolyn Pearson. Motion carried. (3-0) Contracts needing signatures by the BOW members were distributed for signatures.

Mayor Strasser introduced Steve Mullin, our new police chief. He was sworn in today at 11:00 AM. Steve said he is pleased to be a part of the city government and looking forward to fulfilling his duties. He welcomes all comments or concerns from board members as well as the public.

Mayor Strasser reported Laura Walls of Carroll County Economic Development is working with a company that desires a long term contract with the Delphi Industrial Park. The company will hire 20 to 25 employees at first and could lead into 40 to 45 positions later. Mayor Strasser does not have the name of the company or the type of business they will establish. Mayor Strasser did note this company might need to have incentives in the form of tax relief, training funds and a possible upgrade to lift station. Mayor Strasser has been told they are not a big water user and is waiting to hear what their requests will be.

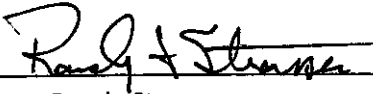
Aaron Lyons reminded all present of the city wide curb side pickup this Saturday. He also cautioned everyone should have their trash out by 7:00 AM to make sure it is picked up.

Brock Dawson explained he had begun work on the condemnation of 8 to 10 properties and some of these properties are abandoned. Three or four could be inhabited but 2 or three are in bad shape and need to be demolished. Structural engineers will be involved and then paperwork will begin. Carolyn

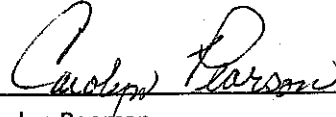
Pearson requested to see the list of homes involved. Mayor Strasser reported she was welcome to stop by his office to view the list. Brock Dawson stated he would email the list to the board members.

Carolyn Pearson mentioned a letter being received by our citizens from a company representing the protection offered for water lines. Mayor Strasser noted this company has sent this letter out before and he will send a letter to anyone who requests information.

Meeting adjourned at 1:55 P.M.



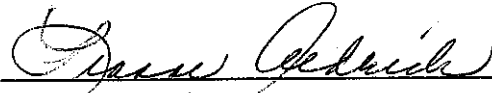
Mayor Randy Strasser



Carolyn Pearson



Dick Traeger



Leanne Aldrich, Clerk Treasurer