

BOARD OF WORKS & PUBLIC SAFETY
May 16, 2022 – 5:15 PM
Community Center, 311 N. Washington Street

Mayor Anita Werling opened the meeting at 5:15 p.m.

Spencer Kingery, Anita Werling, and Kamron Yates were present.

Minutes of the May 2, 2022, meeting were presented for review. Kamron Yates moved to approve. Second by Spencer Kingery. The minutes were accepted as presented. (3-0)

Claims totaling \$216,317.24 were presented. Spencer Kingery moved to approve the claims. Second by Kamron Yates. There were no questions. Motion carried. (3-0)

Other Business.

The meeting was suspended at 5:16 p.m. and a public hearing opened on the sale of property owned by the City of Delphi located north of Monroe Street between Pearl and Hamilton Streets and north of Save-a-Lot. Gayle Conner asked if the Board of Works planned to have a minimum bid. Mayor Werling replied that a minimum bid would be required as part of the property disposition process. Conner asked if the original purchase price of \$239,000 would be considered in setting the minimum bid. Werling replied that it would be determined based on the average of the appraisals along with the expenses associated with the appraisals and the decommissioning of well #6 located on the parcels. The minimum bid would be set at the June 6th BOW and Council meetings.

The public hearing on sale of property was closed at 5:20 p.m. and the public hearing on a demolition order for the property located in the 300 block of North Washington Street formerly known as the locker plant. Werling shared that the owner, Harley Bissell, had contacted her stating that he would be unable to attend due to health reasons. He further stated that Jeff Jenkins was purchasing the property on contract and further dealings should be with Mr. Jenkins. Debbie Lowe asked for the address with a response that none was assigned. Gayle Conner asked if the city would have to pay to demolish the building. JT Doane replied that Mr. Jenkins planned to do repairs but had shown little progress in recent months. The property is zoned U2 and Mr. Jenkins plans for the property are unknown.

The public hearing was closed at 5:34 p.m. and the regular meeting resumed. Kamron Yates asked if Mr. Jenkins was aware of what needed to be done to bring the property into compliance. Werling asked if the board wanted to rescind the demolition order and replace it with a continuous enforcement order allowing the board to take further action without an additional public hearing. Spencer Kingery made that motion. Second by Kamron Yates. Motion carried. (3-0) Attorney Barbour stated that future notices could be sent certified to both Mr. Bissell and Mr. Jenkins and recommended that they be notified of the change of order and what actions were needed to come into compliance.

Unfinished Business.

JT Doane reported that the owner of 402 S. Washington Street has made little progress since last month. Two estimates have been received for removing debris from the rear building and property in addition to completing the boarding of windows. The estimates are as follows:

	Removal of Debris	Boarding	Total
Coomler	\$22,500	\$3,000.00	\$25,500.56
Segals	\$20,250	\$3,131.56	\$23,381.56

Kamron Yates expressed that the City had waited long enough for the owner to comply and felt the City should move forward with the abatement and charge the owner. Clerk-Treasurer Aldrich advised that there was no balance in the Unsafe Building Fund and that the Council would need to appropriate funds before expenditures could be made. Spencer Kingery moved to engage Segal's for the removal of debris and boarding up of windows contingent upon Council appropriating funds for the Unsafe Building Fund. Second by Kamron Yates. Motion carried. (3-0)

New Business.

Dave Buck of BF&S reported that board action would be required to approve change orders for E&B Construction in order to close out the CCMG 2020-2 project. As signed copies had not yet been returned by E&B, no action could be taken at the meeting. The board agreed to set a special meeting for Monday, May 23rd at 6:15 p.m. to review the change orders and any additional documentation needed to closeout of the grant. Mayor Werling indicated that INDOT has stated that the grant needs to be closed out before the City could be awarded a contract for its CCMG 2022-1 grant.

Board Comments.

None.

Clerk-Treasurer Comments.

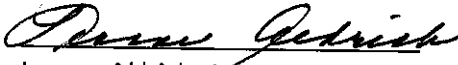
Aldrich stated she would check with SBOA about the Unsafe Building Fund.

Public Comments.

Gayle Conner commented that the placement of the temporary signal for lane restriction on South Washington Street was forcing pedestrians to the traffic side or into the street and asked if anything could be done to get it moved. This sidewalk is designated for Safe Routes to School.

There being no other business, Spencer Kingery moved to adjourn. Second by Kamron Yates. Without objection the meeting adjourned at 6:00 p.m.


Mayor Anita Werling


Leanne Aldrich, Attest