

BOARD OF WORKS
NOVEMBER 19, 2012
1:00 P.M.

Mayor Randy Strasser opened the meeting. Carolyn Pearson and Bob Conner were present for the meeting.

Minutes from the meeting held on November 5, 2012 were presented for approval. Bob Conner made the motion to approve the minutes as presented. Second by Carolyn Pearson. Motion carried. (3-0)

Claims were presented in the amount of \$182,991.27. Carolyn Pearson asked for clarification on two different claims and explanations were given on each claim. Carolyn Pearson noted her satisfaction and made the motion to approve the claims in the amount of \$182,991.27. Second by Bob Conner. Motion carried. (3-0)

Dick VanSickle was present and gave an update for the HHH. The crane is installed. There is still a drainage issue with the door on the new lift station. The old lift station is gone. Landscaping needs to be completed. Mayor Strasser will get an email to VS Engineers and ask them to be present for the next meeting with a status report. Mayor Strasser explained work is continuing on the right of ways for the project on the east end of Delphi and purchases are not expected until next year.

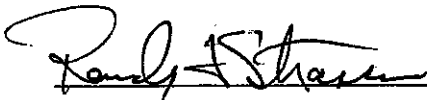
Floodgate update given by Mayor Strasser detailed an agreement should be reached in the next two days. Conversations had continued all during the past week. The 1st appraisal came in at \$15,000 for .3 acre and time had expired so an additional appraisal had to be done and this appraisal had results of \$9,000 for over an acre of land. Mrs. Diener found the city can negotiate without appraisals if the purchase price is less than \$25,000. Mayor Strasser related to the BOW members the direction given by Mrs. Diener was to offer \$25,000 for 2 permanent easement, 1 temporary easement and ground for the lift station. If we do not have this completed by the 21st of November, the project will have to be reopened for bids and this will result in an additional cost to the city of \$100,000 to \$300,000 dollars. OCRA is not happy with our consultants, the grant administrator is not happy with BF&S and Mayor Strasser is not happy with the way this situation has been handled. Mayor Strasser requested an open discussion with the BOW members. Bob Conner responded he did not feel a need for discussion as it had been explained to his satisfaction. Carolyn Pearson responded this was typical when dealing with Mr. Underhill but also noted the time deadline. Bob Conner made the motion to approve the offer of \$25,000 to Underhill LLC. Second by Mayor Strasser. Motion carried. (2-1) Mayor Strasser and Bob Conner with aye votes. Carolyn Pearson with nay vote.

Corey Whitesail from HWC presented paperwork for consideration. One set of papers included the budget breakdown, one set was for contracts for 2 projects (opera house and façade improvement), and the third group of papers contain the INDOT contracts for downtown streetscapes phase I and phase II and Washington St. phase I and phase II.


Concerning the opera house and façade improvement paperwork, this is for discussion only. IHDA has approved the opera house grant. An agreement with Delphi Preservation Society and City of Delphi will need to be signed. The Façade Project will probably be approved in 30 to 45 days. The attorney for the City of Delphi has seen the agreements needs^{ed} with DPS and has expressed her satisfaction. The Façade Project covers the historic district with a master plan covering what needs to be done. The owner will be required to contribute 5% matching funds with 5% match by City of Delphi and the rest will be covered by the grant.

The INDOT contract covering the Downtown Streetscapes Phase I and Phase II and Safe Route Phase I and Phase II are standard INDOT contracts. INDOT has to review the contracts and approve. There will be a public meeting the first of January for information to be given to the owners. Mr. Whitesail recommends we approve these agreements (contracts) contingent on approval by INDOT. Mayor Strasser questioned the BOW members for their wishes. Bob Conner expressed agreeing to approve now. Carolyn Pearson noted she felt some confusion. Mr. Whitesail explained the 4 contracts covered design and construction as the two phases to each project. The grant will cover 80% of the cost and the City of Delphi will invest 20% in matching funds. All of this information is explained in the contracts. Bob Conner made the motion to approve the 4 INDOT contracts: 2 contracts for Streetscapes Phase I and Phase II and 2 contracts for Safe Routes Phase I and Phase II and give Mayor Strasser the right to sign the contracts once INDOT approval is given. Second by Carolyn Pearson. Motion carried. (3-0)


Meeting dismissed at 2:25 P.M.



Mayor Randy Strasser



Carolyn Pearson



Bob Conner



Leanne Aldrich, Clerk Treasurer