

BOARD OF WORKS

OCTOBER 7, 2013

1:00 P.M.

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

Minutes from the September 16, 2013 meeting 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 for approval to pay in the amount of \$352,775.65. Dick Traeger called attention to APV 11025 for payment to Summer Chase for roof work on one of the homes in the Stellar – Owner Occupied Housing projects. Dick noted there was no flashing around chimney. Shawn Cain from KIPRS was present and explained there was 10% retainage held from the payment and final inspection had not been done and she would address the issue with Summer Chase. Mayor Strasser agreed with Shawn and noted he will make sure this issue is addressed. Carolyn Pearson questioned the amount of overtime expense for the police department and wanted to know which car had additional repairs. The scheduling of schooling and vacations has generated the use of overtime hours. The claim for car expense was pulled and explained to the board's satisfaction. Carolyn Pearson made the motion to approve the claims in the amount of \$352,775.65. Second by Dick Traeger. Motion carried. (3-0)

NEW BUSINESS:

1. Tim Stewart was not present to present his case for reimbursement of trash fees.
2. Jane Miller of Carroll County Arts Council requested the east side of court house on Washington Street have barricades placed at both ends of parking spaces so children can do sidewalk chalk art. The date for this project is October 19, 2013 and will be from 9AM to 6PM. Dick Traeger made the motion to allow the barricades to be placed for the chalk art by children. Mayor Strasser had questions on pedestrians using street or traffic on sidewalk passing through. Jane Miller explained this project has been done the last four years and it has not presented any problems. The children only use half of the sidewalk square for their drawings and they have parents and other supervisors present for the event. Mayor Strasser also noted the need for proof of insurance and Jane reported she will send a copy to the Clerk's office. Second to the motion by Carolyn Pearson. Motion carried. (3-0)
3. Corey Whitesell informed the BOW a public hearing will open now on the facades downtown. The master plan is complete. 37 out of 40 properties have signed up for the façade improvement project. The grant will cover 90% of the cost, 5% coming from the owner of the building and 5% will be the responsibility of the city. The fronts of the buildings will be the priority to each building but a couple sides will be done. The next phase is to formally request funding and then construction will begin next year. Corey explained the business owners want the facades done first and then the streetscapes. Carolyn Pearson questioned if the business owners will be required to have insurance. The city is liable to make sure improvements paid for will be there for five years. The state does

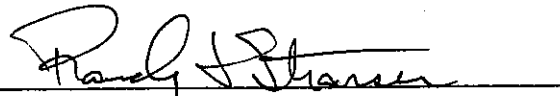
not require insurance and stated the issue of insurance should be brought back to the city. Mayor Strasser also questioned the structural issues and had used KJG to make sure buildings were structurally sound before money was spent. Now the state has come out with mandates to make sure the buildings do not have structural issues before grant money can be spent on the properties. Mayor Strasser questioned the BOW members and guests if there were questions or comments. Shawn Cain reported the city has an extremely high participation and that makes Delphi unique. A sign in sheet was passed around for signatures. With no other questions or comments, the public meeting was closed.

4. Corey explained on October 21, the BOW will execute two contracts concerning the Opera House for construction. The state is looking to shift the grant and make it all under IHEDA funding. A variance will have to come from the county on parking requirements; otherwise 100/200 spaces will be required. The parking plan would address the changes as needed by each project. On the 29th of October at 7:00 PM there will be a public meeting and the endorsement of the BOW will be needed. Special meetings will be needed with bid opening in December. Mayor Strasser asked for questions or comments. One guest would like to see the city do something on the back of the Kerlin building. Carolyn Pearson noted she agreed with Marlene but feels the property owner bears some of the responsibility.
5. Aaron of VS Engineers presented two change orders for HHH 2C Water. The change of 30" pipe to 24" inch pipe is a decrease of \$3,750.00. The second change is to address the trench under 25. During the boring, hard shale was hit and impossible to bore through. INDOT will address the issue and we won't need casing and we can open cut. Deleting the trenches will decrease the project cost by \$47,370.00. Both change orders have been discussed with INDOT and contractors. The contractors would like an extension of time due to the changes. Later on we will need to address fire hydrants located by the lift station. Aaron brought a pay application for F&K Construction with a billed total of \$286,290.25 minus a 10% retainage leaving a claim of \$257,661.22. Leanne reminded Aaron she needed him to sign off on their wage compliance. Aaron agreed to get their wage report and follow through. Dick made the motion to approve the change order for a decrease of \$3,750.00. Second by Carolyn Pearson. Motion carried. (3-0) Carolyn made the motion to approve change order three for a decrease of \$47,370.00. Second by Dick Traeger. Motion carried. (3-0) Carolyn made the motion to approve the pay request of F&K Construction in the amount of \$257,661.22. Second by Dick Traeger. Motion carried. (3-0)
6. Mayor Strasser explained the issue with a new customer at the Industrial Park. The Delphi Industrial Park had installed a 2" line and continued under 9th Street and tied into the Gerber building. We, the city, need to meter all water going into the line and this makes the new owner of the Gerber building responsible for the water at this time. The 2" meter makes the new owner's bill much higher than anticipated. Mayor Strasser feels each user needs to put his own meter on. Dick Traeger feels this situation is on private property and the property owner has thrown responsibility back on the city. Dick Traeger stated he feels the city needs a plan. Mayor Strasser explained WP Electric would like to put a 5/8 meter on his building and then a plan should be developed for the rest of the industrial park. Mayor Strasser noted we need to make sure who is responsible in between 2" line and 5/8 meter.

An agreement with the industrial park is needed. Dick Trager expressed he wants a plan written. Carolyn Pearson made the motion to approve the 5/8 meter for WP Electric. Second by Dick Traeger with Craig providing the meter and installation by WP Electric. Motion carried. (3-0)

7. John Chapman, Chief of Police requested the purchase of repeaters for the police department. Carolyn Pearson stated she remembered a discussion on the cost of the repeaters at budget time even though it was not part of John's proposed budget for 2014. Carolyn did not remember the cost of \$36,000. John explained Delphi sits in a bowl and the tower had been moved to Flora. We need something that relays on to Flora. The police department did a testing evaluation of the repeaters proposed and was very impressed with them. Mayor Strasser explained Chief Chapman needs to know if BOW will approve purchase of the repeaters or do you need more information to proceed. Carolyn and Dick felt it would be better to talk with the council and to find a funding source and then bring the issue back to BOW.
8. Mayor Strasser explained the issue with #1 on the New Business section. An owner of a duplex, Tim Stewart, has one apartment rented but the other needs a lot of work done. The owner is being charged with trash pickup for both apartments and would like reimbursement. Mayor Strasser feels uncomfortable with making the presentation for the owner. Dick Traeger feels some of these issues fall on property owners. It was determined since the property owner was not present, the issue would be tabled.

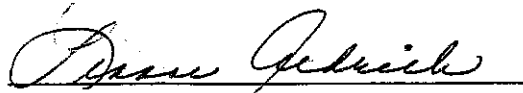
Meeting adjourned at 2:20 PM



Mayor Randy Strasser



Carolyn Pearson


Dick Traeger

Leanne Aldrich, Clerk Treasurer