

BOARD OF WORKS

OCTOBER 6, 2014

1:00 P.M.

Mayor Randy Strasser opened the meeting. Carolyn Pearson and Dick Traeger were present for the meeting.

Minutes from the meeting held on September 22, 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 \$1,328,743.38. Mayor Strasser noted a few of the claims made this a larger amount but this was due to transfers and not actual expenses. Carolyn Pearson made the motion to approve the claims as presented. Second by Dick Traeger. Motion carried. (3-0)

Leanne stated the official draw had not been received from KIRPC for the Opera House but invoices had been received and at this time totaled \$202,389.60. Leanne would like to pay these once she has the draw request from Shawn at KIRPC and these claims would be on the next docket. Carolyn Pearson made the motion to allow the process for draw#3. Second by Dick Traeger. Motion carried. (3-0)

NEW BUSINESS:

Anita Werling of DPS explained the two change orders on the present docket. The first change order was needed due to finding lead paint in the plaster ceiling as well as walls and requirement removal. The second change order noted the work on the hip beams off the bearing wall. Anita noted it was not unusual to find change orders on historic structures because you never know what you are going to find once the project begins. There should be very few change orders in the future.

OLD BUSINESS:

Mayor Strasser asked the BOW members to approve the two change orders presented by Anita. Carolyn questioned if this was necessary since the two claims were presented on the docket and the docket had been approved. Mayor Strasser stated he wanted a record of the approval. Dick Traeger made the motion to approve the two change orders totaling \$14,287.00. Second by Carolyn Pearson. Motion carried. (3-0)

Mayor Strasser asked for a well update from Craig Myers. Craig stated the crops have to be harvested before Peerless can begin the project.

Mayor Strasser requested an update on the Masonic St. project. Craig stated Alan George has been contacted to dig up the old 2" galvanized line and the line will be replaced. This will span the area from Armory Road to Summit Street and will include one new fire hydrant. The total cost will be \$45,000. Carolyn Pearson made the motion to approve the project amount and to proceed with the project. Second by Dick Traeger. Motion carried. (3-0)


Kevin Kologinsky reported on the status of the unsafe properties. The packet distributed to the BOW members had been prepared by Brock Dawson, city attorney. The owners of the property on

Washington Street will receive a different letter because it is not a residential property. Mr. Dawson needs signatures on the letters and a hearing date. Mayor Strasser stated we have to start the process in order to negotiate with the owners. Kevin stated the grant from IHEDA will help us buy the properties and it hoped negotiations can be done in a friendly manner. Kevin reminded the BOW members this is not a quick process and could take a year to finalize. There are state statues allowing time for the owners to work through. Kevin reminded the BOW owners sometimes sell to another person and then the process has to start over. One of the properties sold at a tax sale, 615 E. Franklin, and if it had not sold at the tax sale the city could have asked for the property to be dedicated back to the city. Carolyn questioned if the grant will apply to properties we acquire and was told yes it would by both Mayor Strasser and Kevin. Carolyn also noted that even though this is the responsibility of the BOW, she feels the council members should be aware of this process.

Kathy Mylet of Area Plan was present to report additional information on the situation with Matt Burkhardt operating a business in a residential area. Kathy sent a letter to Mayor Strasser stating Matt had been to area plan for a permit to run a business out of his garage and stated the city was in agreement. Mayor Strasser reminded the BOW members Matt had appeared before the BOW last year due to complaints from neighbors. Dick Traeger stated he had worked closely with Matt last year after the complaints had been made to the city. Dick stated Matt was told to work with Kathy last year and obtain a permit for future work out of his home. The issue of the mess left in the alley and in the street was closely monitored last year and Dick felt a good understanding of the situation had been reached. Dick stated he feels Matt has not followed through as was agreed to the preceding year. Mayor Strasser asked the BOW to agree to a notice being sent to Mr. Burkhardt to stop doing business until a resolution has been reached with this issue. Dick Traeger stated he had tried to help Matt last year and feels Matt has not followed through with a permit for a variance. Carolyn remarked she is not comfortable stopping his income but the neighbors are complaining and he did not work with us. Another solution mentioned by Mayor Strasser would be for Matt to find another location for his business, an alternative that was offered to Matt last year. Kathy Mylet reported a meeting is scheduled with Area Plan on the 28th of October and feels APC will give an unfavorable response to BZA. Mayor Strasser noted he had not had any communication with Matt this year. Dick Traeger stated Matt had worked closely with Dick last year but he has not heard from him this year. Dick Traeger stated he is against the special variance. Mayor Strasser also noted he is against the special variance. Carolyn Pearson noted she is against the special variance. Mayor Strasser will send a letter to BZA stating we are not in support of the special variance. Mayor Strasser stated he will talk with Matt face to face. Dick and Carolyn are in favor with a letter being sent by the Mayor to Matt stating he must stop operating the business at his home.

Mayor Strasser reported Matt Zimpher had received approval from the drainage board for the subdivision and now the process goes back to Area Plan for approval.

Meeting adjourned at 1:45 P.M.



Randy Strasser

Mayor Randy Strasser

Carolyn Pearson

Dick Traeger

Dick Traeger

Leanne Aldrich

Leanne Aldrich, Clerk Treasurer