

BOARD OF WORKS & PUBLIC SAFETY

October 5, 2020

5:30 PM

COMMUNITY CENTER

Mayor Anita Werling opened the meeting and led the Pledge of Allegiance to the flag.

Roll Call by Clerk-Treasurer Aldrich: Anita Werling, Dick Bradshaw, and Kamron Yates were present.

Minutes from the meeting held on the 21st of September were presented for approval. Dick Bradshaw made the motion to approve the minutes. Second by Kamron Yates. Motion carried. (3-0)

Claims totaling \$157,411.35 were presented for approval. Dick Bradshaw moved to approve the claims. Second by Kamron Yates. Motion carried. (3-0)

Public Hearing on a Demolition Order for 106 E. Main Street

Mayor Werling suspended the regular meeting and at 5:33 p.m. opened the public hearing on the demolition order for 106 E. Main Street. After announcing the ground rules for the hearing, the floor was given to Mr. Erik Hageman of Hageman Property Investments and his attorney Ryan Munden. Mr. Hageman presented his plans to demolish portions of the structure that have failed and to reconstruct a frame shell within the property limits that would not utilize joist pockets of the adjacent brick buildings for support. The existing roof membrane would be removed and decking and rafters replaced as needed before a new membrane was installed. Questions from BOW members were offered first with questions about sealing the gap between adjacent structures and the new roofing material, temporary shoring of the back wall during construction. When asked about the timeline for the work, Mr. Hageman indicated that the demolition was expected to start as soon as the demolition order was lifted and would take approximately two weeks. Substantial completion of the project was expected in January 2021. When asked about roof drainage, Mr. Hageman indicated that the existing central drain will be utilized. Superintendent Lyons recommended that the existing drain be scoped to see where the blockage was and to determine if that flow was into a sanitary drain. Assurances were received from Mr. Hageman that adjacent businesses would be protected against damage, particularly during the demolition phase. Sidewalk and street barricades will remain in place during the demolition and construction phases of the project.

Mayor Werling asked for questions from the public. There being none, the public hearing was closed at 5:50 p.m. and the regular meeting resumed.

Anita Werling moved to replace the Demolition Order on 106 E. Main Street with a Continuous Enforcement Order which would allow the BOW to monitor the property through the demolition and construction process. Second by Dick Bradshaw. Dick Bradshaw asked Attorney Martin about the Continuous Enforcement Order to which she responded that such an order would allow the work to commence on the project while giving the BOW authority to continue monitoring the progress and to take action, if necessary, without holding additional public hearings. Motion carried. (3-0)

Unfinished Business

Street Superintendent Lyons requested a review of the contract previously let to Hardscape Unlimited for a block wall to surround a playground area at City Park. Repeated attempts to get the work scheduled have failed and the company had asked for the City to buy the materials. Superintendent Lyons contacted Krintz Landscape Company who had bid on the project to see if they could do the work this year and to ask about the bid amount. Krintz, who did other work at City Park on a retaining wall, indicated that they could begin immediately and would provide a preferred customer discount of \$500. Dick Bradshaw moved to rescind the contract to Hardscape and award the project to Krintz for \$9,441.19. Second by Kamron Yates. Motion carried. (3-0)

New Business

Tyler Mose, owner of the bed and breakfast at 415 E. Main Street, asked for relief on high water bills resulting from a water softener issue. Clerk-Treasurer Aldrich explained that it was not legally possible to reduce water bills, but that wastewater bill associated with the higher usage could be reduced if repair bills for the leak were submitted to the Utilities Clerk. It appeared that Mr. Mose had already received a sprinkler credit to his wastewater bill for at least part of the period in question. Aldrich said they could check on whether another month of wastewater could be adjusted if Mr. Mose brought in the receipts from repair.

Indiana Logo Signs three-year lease extension were presented for the wayfinding signs on I65 for the Delphi Historic District and the Wabash & Erie Canal Museum. The City of Delphi has paid for half of the expense for these signs with the other half being paid by the Delphi Preservation Society and the Wabash & Erie Canal Association respectively. Dick Bradshaw moved to approve the lease extensions. Second by Kamron Yates. Motion carried. (3-0)

John Brand from Butler, Fairman & Seufert (BF&S) presented a contract for engineering services on the OCRA grant recently awarded to the City of Delphi for CDBG Drinking Water Improvements for an amount not to exceed \$84,000. Services include collection of survey and field data, completion of preliminary plans within 30 days of survey data; final plans within 45 days of preliminary plans; bidding completed within 30 days of final plans. Clerk-Treasurer Aldrich explained that this was part of the City's match on the OCRA grant and that it would be paid out of Water Utilities. Dick Bradshaw moved to approve the contract. Second by Kamron Yates. Motion carried. (3-0)

Next, BF&S' John Brand presented a 2020 Water Loss Audit and Validation agreement for \$18,000 under the terms of the General Services Agreement that BF&S has with the City. The audit and validation is a requirement for Water Utilities under Indiana Code and must be completed every two years. Kamron Yates moved to approve the agreement. Second by Dick Bradshaw. Motion carried. (3-0)

Mr. Brand also presented BF&S' Supplemental Agreement I for an Asset Management Plan as required by the State Revolving Loan Fund for the City of Delphi's Capital Drinking Water Improvements project. The asset plan provide a digital map and database of the City's water assets including mains, hydrants, wells, pumping stations, etc. at a cost of \$20,000. Since the paperwork for this agreement had not been

included in the BOW packet, the board decided to wait until the October 19th meeting for further review.

Comments:

Due to the length of the meeting and the need to open the City Council meeting, Mayor Werling suspended public comments.

With no further business, Kamron Yates made the motion to adjourn. Second by Dick Bradshaw. Motion carried. (3-0)

Meeting adjourned at 6:25 p.m.



Mayor Anita Werling



Leanne Aldrich, Attest