

BOARD OF WORKS & PUBLIC SAFETY
July 6, 2021 – 5:15 PM
Community Center, 311 N. Washington Street

Mayor Anita Werling opened the meeting at 5:15 p.m. those present rose for the pledge of allegiance.

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

Minutes of the June 21, 2021 meeting were presented. Kamron Yates moved to accept the minutes as presented. Second by Mayor Werling. Motion carried with abstention from Dick Bradshaw who was absent at that meeting.

Claims totaling \$555,786.63 were presented for approval. Dick Bradshaw moved to approve the claims. Second by Kamron Yates. There were no questions and motion carried. (3-0)

Unfinished Business.

Mayor Werling presented the agreement with Kimley-Horn for approval reminding the board that she had inadvertently failed to get the approval from BOW before engaging the firm to begin work on a development plan for a large tract of land slated to go to auction in the Fall. The contract amount is \$32,500 with \$1,500 in estimated additional reimbursable expenses budget. The claim from Kimley-Horn for \$7,252.30 in work already completed had been removed from the June 21, 2021 docket. If the agreement is approved, those claims will appear in the July 19th docket. Dick Bradshaw moved to approve the agreement. Second by Kamron Yates. Motion carried. (Ayes: Bradshaw and Yates. Werling abstained.)

Miscellaneous business.

Mayor Werling reported the following:

- The CDBG water project is moving along nicely. Installation of mains, valves, and hydrants. Work on Brewer and Front Streets has been completed; Wells Street is close to completion; bacteria tests on Brewer Street are done and main is active. In response to question from Dick Bradshaw, Werling stated that a change order for the additional work on Front Street has not yet been submitted. It will be a time and materials submittal.
- Phase II water project – Hilltop tank rehab is running about two weeks behind due to weather. Plan is to move on to Deer Creek mid-July with two tanks being rehabbed simultaneously.
- Pre-construction meeting held for the Monon High Bridge Trail project last week. Work on the slip will begin the week of July 12th. Still awaiting word from Indiana Landmarks as to when their work on the bridge decking and overlook will get underway.
Dick Bradshaw asked if the plan was still for the Canal Association to own the bridge for ten years following completion of the project. Mayor Werling stated that was the plan due to conditions of the NCHS grant funding the project. The bridge would be deeded to the City after ten years.
- Kimley-Horn is progressing with the development plan for the Bowen property. An updated model including housing unit numbers is expected this week. The housing numbers will be part of the planning for the Residential TIF areas so that Baker-Tilly and Barnes and Thornburg can complete analyses.
- The Community Crossings project gets underway this week on Wilson Street with E&B construction.

- Bid opening for Community Crossings 2021-1 will be at the July 19 BOW meeting.
- The intersection of Washington and Monroe Streets will become a 4-way stop beginning on Friday, July 9. Stop bars, signs and reflective spinners will be installed early in the morning.

Ashley Wilson and Linda Barnard from Carroll County Senior and Family Services asked if a decision had been made regarding adding a cleaning fee to the rental agreement for the Community Center. Linda explained that she has to clean the facility before and after each rental and check the paper products. The Community Center pays for all of the supplies out of their own budget. To the question of who cleans the other City rental properties, Mayor Werling responded that the Street and Parks Department cleans and check supplies in between rentals. Werling explained the BOW at its June 21st meeting reached consensus that the rental fee could likely be raised and agreed that all rental rates should be reviewed as part of the 2022 budget cycle. Mayor Werling indicated that in the shorter term, the rent that the Community Center pays the City might be adjusted to account for the cleaning service and supplies. This will be reviewed and presented at the next BOW meeting.

Public Comments.

Gayle Conner questioned who gave Kimley Horn notice to proceed and Mayor Werling stated she had done so. Conner asked what funds would be used. Werling stated that \$11,000 had been approved by the DRDC from their budget and remaining funds were EDIT at \$5,000 with Water and Wastewater splitting the remainder. Conner stated her opinion that development plan was not an actual housing study and that she felt it was not a good use of taxpayer funds. Conner felt that it would either stay as agriculture or that a developer was going to come with their own plans and ignore the concept plan. Conner stated she wanted to hear directly from Dick Bradshaw and Kamron Yates what their opinions were about the study. Bradshaw stated that there was a need to put the pieces together to start the process. Yates stated that development and planning is a long process and must get started. Mayor Werling added that the plan will be utilized as part of the prospectus for marketing Delphi's Opportunity Zone as well as for calculations on housing units needed for the Residential TIF discussions. Werling also stated that the development plan could be adopted by Council as part of Delphi's Comprehensive Land Use Plan which helps potential developers see the what the community wants and reduces their risk by having the plan already adopted.

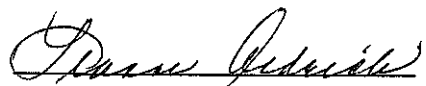
Dick Bradshaw thanked all the police, streets, and fire department crews who helped with the July 3rd parade.

With no further questions or comments, Dick Bradshaw made the motion to adjourn. Second by Mayor Werling. Motion carried with no objections.

Meeting adjourned at 5:58 p.m.



Mayor Anita Werling



Leanne Aldrich, Attest