

BOARD OF WORKS & PUBLIC SAFETY
May 1, 2023 – 5:15 PM
Second Floor, City Building, 201 S. Union Street

Mayor Anita Werling opened the meeting at 5:15 p.m. Those present rose for the Pledge of Allegiance.

Leanne Aldrich called the roll. Present were Spencer Kingery, Breanna Maxwell, and Mayor Werling.

Minutes of the April 17, 2023 regular meeting were presented for review. Spencer Kingery moved to approve. Second by Breanna Maxwell. Without objection, the minutes were approved as read.

Claims totaling \$577,934.89 were presented. Spencer Kingery moved to approve the claims. Second by Breanna Maxwell. Mayor Werling addressed the \$79,200 claim for Wetlands Mitigation explaining that the projects at the Wastewater Treatment Plant would result in asphalt surfaces for access roads in the areas deemed wetlands by DNR. The City could either pay into the Wetlands Mitigation band or set aside other property equivalent to that being paved. Without property on which the set-aside could occur, the City opted to pay into the bank. No other questions were made. Motion carried. (3-0)

New Business

Pete Circle requested permission to add a two-car garage with an entrance off the alley to the south of his property at 218 N. Ohio Street and presented a sketch and description of the proposed changes. Mayor Werling asked if a survey of the parcel had been conducted; Circle said it had not. Spencer Kingery moved to approve. Second by Breanna Maxwell. Motion carried. (3-0) Circle understood that he needed to obtain a building permit from the Area Plan Commission office for the structure and that a survey might be required to determine the property line for setback requirements.

A request was presented from Wabash Valley Power Association to make a temporary access easement from 300 N to the transmission line a short distance away. Mayor Werling indicated that the easement had been reviewed by Street Superintendent Lyons who saw no issues with it. After reviewing the maps, Spencer Kingery moved to approve the permanent easement. Second by Breanna Maxwell. Motion carried. (3-0)

Mayor Werling presented a Supplemental Agreement No. 1 from BF&S for the Clarifier project. \$23,500 was asked for bidding assistance on the BOT. Werling reported that this work had already been completed with BF&S drafting the RFPQ for the BOT and assisting with the interviewing process with the two companies responding: Thieneman Construction and Bowen Engineering, and working with the selected firm Thieneman on a Guaranteed Maximum Price for the project. The Guaranteed Maximum Price for the Clarifier BOT is \$4,068,000—well below the preliminary engineering estimate for the project. The second portion of the agreement would set an amount not-to-exceed \$407,100 for construction inspection. Werling indicated that this was in line with the customary 10% of the construction budget. Colin Dale from BF&S stated that the project is expected to get underway late July or August and run through November 2024. Spencer Kingery moved to approve the Supplemental Agreement. Second by Breanna Maxwell. Motion carried. (3-0)

Miscellaneous Business.

No comments or requests from board members or Clerk-Treasurer Aldrich

Public Comment.

Debbie Lowe, Carroll County Comet, asked about claim for \$4,800 for schematic drawings from Kimley-Horn. Aldrich and Werling reviewed claim #40408 and determined it was for the Carrollton Road Trailhead project. Lowe asked about a claim from HWC for the Front Street Apartment project after receiving verification that the City had transferred \$1,500,000 into the Residential Development. Werling stated that the claim covered due diligence for the project such as topographic and ALTA surveying. The amounts spent for due diligence would be eligible for reimbursement from READI 1.0. Lowe then asked about another claim from HWC for the Comprehensive Land Use Plan. Werling explained that the project was paid for through a grant from OCRA and that claims had first to be approved by them for payment. The total project cost of \$50,000 was covered by an OCRA planning grant.

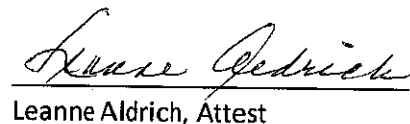
Max Kaser, 109 N. Lafayette Street, asked when the apartment building was expected to get underway. Mayor Werling responded that groundbreaking was expected in summer 2023 with leasing in summer 2024.

There being no other business, Spencer Kingery moved to adjourn. Second by Breanna Maxwell. Without objection, the meeting was adjourned at 5:34 p.m.

Werling reminded the audience that Council would meet at 6:00 p.m. with a presentation from Dan Hedden on the financial position of the City, an update on the Clarifier BOT project from Thieneman executive Jeff Chinn and BF&S engineer Colin Dale, ending with the State of the City by Mayor Werling.



Mayor Anita Werling



Leanne Aldrich, Attest