



BOARD OF PUBLIC WORKS AND SAFETY MEETING MINUTES

CITY HALL CHAMBERS

WEDNESDAY, JULY 15, 2015

9:30 A.M

Present: Mayor Vanlandingham, Board member Dee Byerly, Board member Greg Metz and City Attorney Doug Lehman.

Department Heads present: Wendy Frazier, Todd Titus, John Stephens, Fire Chief Robert Mullett, Police Chief Larry Schnepf, Scott Richardson, Tyler Niccum and Rick Price.

Council members: Doug Konkle, Bonnie Corn and Dan Townsend

MINUTES

Dee Byerly moved to approve the Minutes of the July 1, 2015 as presented. Greg Metz seconded the motion, motion carried.

CITY CLAIMS-SEWAGE CLAIMS

Greg Metz moved to pay the City Claims and Sewage Claims as were presented. Dee Byerly seconded the motion, motion carried.

OLD BUSINESS

1. Award Bid for the Wastewater Plant Headworks improvement project-Keith Bryant from United Consulting reviewed the three bids presented July 1, 2015, for consistency with the bid requirements. The three bids ranged from \$2,115,000.00-\$2,682,000.00 and James S. Jackson Co., LLC (Bluffton, IN) was awarded the contract.

On Tuesday, the City closed on the bonds to fund the project and can now move forward with construction.

Dee Byerly moved to award the contract to James S. Jackson Co., LLC, for the wastewater plant headworks project in the amount of \$2,115,000.00. Greg Metz seconded the motion, motion carried.

Dee Byerly moved to authorize the Mayor to sign any and all contract documents pertaining to this project. Greg Metz seconded the motion, motion carried.

NEW BUSINESS

1. Update from John Stephens, Building Commissioner
John provided information on the following:

1. 458 N. Allen Street. The asbestos has been removed. The contract has been awarded and notices to proceed to unhook utilities and scheduling to take it down as soon as possible.

2. 846 N. East Street-A house that burnt over by the hospital. The homeowner called to say they settled with the insurance company and her husband came in to get a demolition permit. It is scheduled to come down next month.

3. 453 E. Main Street-We contacted Justin Brooks with B & B Construction. He (John) met with him in April and gave him until July 1st to get the outside of the house repaired; it's not repaired and in pretty bad shape. The City has been weed whipping the yard. Justin Brooks was present and he acknowledged that they buy houses throughout the State and this house fell through the cracks. It was sold to a gentleman, on contract, and he was to side and roof the home. Justin indicated he will be taking over and put the contract owner in default and will be doing the siding and get the roof repaired. His guys will also be mowing the property weekly. The Mayor asked for the name of the contract owner and it is Reuben Rowe.

Dee Byerly asked where he's (Justin) located and the response was Hamilton County, North of Indianapolis. Dee also asked about his (Justin) time-frame. Justin responded that he could probably have it done within 30 days.

John requested that the outside be completed within 30 days and the inside by the end of the year.

The Mayor appreciated Mr. Brooks attending the meeting, explaining what happened and what they plan to do.

Greg Metz moved to have Justin Brooks return to the second meeting in August for an update. Dee Byerly seconded, motion carried.

4. Brown Trucking-In the process of getting quotes for demolition. The street department has agreed to take the hazardous materials out; light bulbs, cans of oil, containers, whatever is in there. John hopes to have the quotes for the next meeting.

The funding for this is coming from the Redevelopment Commission.

5. 1207 Pike-John wants to get this one started. Looks good on the front of the house but one-quarter of the back of the house is completely gone due to a fire in the back. The floor framing is all collapsed. It's a dangerous structure and he is asking to be able to start the title work.

2. Approval of Task Order No. 5 between American Structurepoint, Inc. and the City of Wabash- Attorney Lehman explained this is a contract with American Structurepoint and it is essentially a renewal of the contract they have for the year starting August 1, 2014 through July 31, 2015. There are a couple of minor changes to it in terms of wordage but no substantive changes to the contract. This would cover the year from August 1, 2015 through July 31, 2016. Under the terms of this agreement, they are basically coordinating the Stellar projects. They are responsible for the information for the various meetings and things like that.

Rachel stated that all of the reports and updates are on the project website, which is linked through the City's home page.

Greg Metz moved to approve Task Order 5 between American Structurepoint, Inc. and the City of Wabash. Dee Byerly seconded the motion, motion carried.

3. Status report-Update on Stellar-Rachel Uthe had a hand out for the Board and she did an overview of each project.

OTHER BUSINESS

A representative from The Halter Group appeared relative to a request from Duke Energy to cut all vegetation in the right-of-way on Smith Street and a discrepancy on what work was going to be done where and the walkway by the river. He had the parcel on an iPad indicating the lines and showed to Todd Titus. The parcel is coming from Smith and Cass, where they're doing construction and the line runs right down Cass Street and that's the parcel where we actually need to get into and do. According to his paperwork, we have a 100-foot right-of-way, 50 foot each side of the centerline. Then the line runs across the treatment plant he believes and continues out into the fields. Through this area once it comes out to Smith and Cass, we only have a 50-foot easement according to the paperwork, 25 feet from the centerline to do the work we need to do. The other employee told this employee that the City was worried about the new beautification and the Mayor stated there are wetlands down there too. Todd asked if they would be taking out trees or trimming them. The representative stated if they are within the easement (100-foot right-of-way) of 50-feet from the centerline, if they are within the 50 foot, they are to be removed.

Greg Metz asked to see the easement agreement itself because in the past we've never done clear cuts for utilities. Greg stated he's not interested in starting clear cuts for utilities when that's not necessary. So, Greg requested to see the agreement Duke is working under, granting the authority by any property owner, whether it's the City of Wabash ground and it's going to be the same easement, authorizing Duke to clear cut, I (Greg) have no interest in approving a clear cut unless we don't have any choice because I strongly suspect that probably is not what the easement says. The Mayor was concerned about interfering with the construction on Cass and Carroll streets. He assured the Mayor it should not affect the work at all. The Mayor asked him to get with Duke, Greg and Todd. There will be a whole lot of unhappy property owners if someone (Halter) comes in and starts taking trees down. They (Halter) don't have the authority to do that. They are to contact property owners and get a customer agreement form signed and go over all of the basics and what's going to happen on their property. If they have special comments, we note those also. The agreement that came to us (City) is not close to specific. In fact, it states, "cut all vegetation in R.O.W. to Duke specification (50' R.O.W.). Ruts may occur due to weather." That's about as vague as it can be and that doesn't tell me at all... what I assume from this is there's nothing left 6 inches higher than ground level and it might be torn up. I want to see the actual easement agreement and see what the obligations because generally when there's an access for that kind of thing, it generally does state and I'm not going to say this one does that the people coming in to use those easements, will return the property to its original condition. Generally that's the way it is, it's not if we tear it up it's your problem. Halter rep indicated any ruts left would be fixed. Greg stated it does not say that in the contract. Halter rep will get with his Duke contact.

QUESTIONS FROM THE AUDIENCE

None

REPORTS FROM DEPARTMENTS

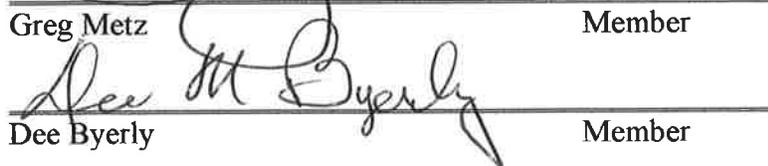
The Mayor shared that John Stephens recently fulfilled all of your certifications, qualifications, all the tests, all the classes and things you've been taking through the State, and you are now a Certified Commercial Building Commissioner. The Mayor further stated it took a lot of hard work and time and he wanted to personally thank him, in a public meeting, that he's done a good job since he's come here and his hard work is appreciated. A round of applause.

ADJOURN

Mayor Vanlandingham moved to adjourn. Dee Byerly seconded. So moved.

NEXT MEETING

Wednesday, August 5, 2015 @ 9: 30 a.m.

	_____
Robert Vanlandingham	Mayor
	_____
Greg Metz	Member
	_____
Dee Byerly	Member

The City of Wabash desires to make reasonable accommodations to persons with handicaps or disabilities in order that all persons may fully participate in Public Meetings. In that regard, if you need reasonable accommodations to attend and participate in a public meeting, you are requested to contact Human Resources, ADA Coordinator, Wabash City Hall, 202 South Wabash Street, Wabash, Indiana 46992, (260) 563-4171 between 8 AM and 4 PM at least 24 hours prior to the meeting. Please indicate the accommodation requested and every reasonable effort will be made to comply with your request.