



BOARD OF PUBLIC WORKS AND SAFETY MEETING MINUTES

CITY HALL CHAMBERS

WEDNESDAY, NOVEMBER 18, 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, John Stephens, Fire Chief Robert Mullett, Police Chief Larry Schnepf, Bob Gray and Scott Richardson.

Council members: Doug Konkle, Joan Haag, and Scott Long

MINUTES

Dee Byerly moved to approve the Minutes of the meeting of November 4, 2015 as they were recorded and distributed. Greg Metz seconded the motion, motion carried.

CITY CLAIMS-SEWAGE CLAIMS

Greg Metz moved to pay the City Claims and Sewage Claims as presented. Mayor Vanlandingham seconded the motion, motion carried.

OLD BUSINESS

1. Update on 453 E. Main Street-John Stephens and Justin Brooks
Justin Brooks appeared. John Stephens indicated all of the siding is on except for the porch. The inside is all cleaned out as well. Justin has done what has been asked.

NEW BUSINESS

1. Professional Services Agreement between the City of Wabash and United Consulting-The City's CSO Long-term Control Plan, Phase 2 Projects

Keith Bryant presented the agreement for the second phase of the Long-term Control Plan. Phase 2 is the largest of the four phases. This contract contains the same legal language that is typical in United's contracts and that Doug Lehman has reviewed before. Hope to start surveying as soon as possible before the weather sets in.

Dee Byerly moved to adopt and approve the Professional Services Agreement with United Consulting for the City's Long-term Control Plan, Phase 2 project. Greg Metz seconded the motion, motion carried.

2. Property at 411 N. Wabash Street-Owner Alan Jachinski
John Stephens stated Mr. Jachinski has appeared and presented an estimate to repair the roof.

The question was asked if John has been inside the home and he responded “no”. He had tried to get it arranged but Mr. Jachinski kept delaying that request, so he (Jachinski) was asked to attend this meeting. John walked around last week, the outside is still in the same condition, and photos were presented.

Board member Byerly asked what the plans were for the house. Mr. Jachinski explained the new roof process including the work on the turret. He was also asked about a timeline and Mr. Jachinski indicated it depends on the weather but will keep working until finished.

Greg Metz asked why has it been a problem getting Mr. Stephens into the house. Response was “just timing”. Mr. Metz indicated appearing before this Board could have been avoided if he’d have cooperated and referenced the length of time previously it took to repair the porch.

Greg Metz asked if it would be possible for Mr. Stephens to get inside today and that was arranged for the afternoon (of November 18, 2015).

The Mayor is requiring a guideline for the next year be provided to the Building Inspector. The neighbors are tired of looking at it and the Board is tired of hearing about it. John is to bring an update at the next BOW meeting.

3. Indiana Municipal Power Agency (Duke Energy) Easement Agreement. 4. Indiana Municipal Power Agency (Duke Energy) Conditional Purchase Agreement.

The Mayor stated that items 3 & 4 go hand-in-hand.

Attorney Lehman explained that a few months ago there was a lot of coverage in the newspaper about Duke Energy wanting to put in some new transmission lines. Duke has selected a path they want to follow and that path has their transmission lines going across the NW corner of the business complex; Duke needs an easement for that and have had it appraised. The appraisal is approximately \$26,000 to run the transmission line across the NW corner. The easement is, basically, 50 feet either side of the transmission line and that is what the “Grant of Easement” is for. We talked with Duke and, on the one hand, it cuts across in a way that somewhat minimizes the impact on the business park because it is just the far Northwest corner, but every now and then as we’ve tried to encourage business’ to consider locating here in Wabash, one of the issues is how much electrical power is available. There have been a couple of prospects that might have needed more power than is currently available. On the other hand, Duke Energy is not going to provide more power than what is needed. So, as an incentive for them to build a sub-station that would be capable of providing more power to the business park if needed, we have entered into discussions with Duke and offered them up to 5 acres in that same NW corner. A bunch of those 5 acres is over where their transmission lines run. Their transmission lines run over a little bit more that’s not within that 5 acres, but we have offered the 5 acres and waive the \$26,000 payment for the easement if they build a sub-station within the next 7 years. If they don’t build the sub-station within 7 years, (December 31, 2022) they would have until January 31, 2023, to pay the \$26,000.00. If the City has someone who is interested in the business park and need more power, we can say we this agreement already in place that Duke Energy will build a sub-station that would provide sufficient power and so that is what the “Conditional Purchase Agreement” is. They get the land for a \$1 if they build a sub-station before the end of December, 2022. This has been discussed with Keith from EDG as well. The actual agreement is with the Indiana Municipal

Power Agency and Duke Energy is a member of that agency. Indiana Municipal is a cooperative for city-owned utilities and they will own the transmission lines and that is who both agreements are with although the Conditional Purchase Agreement allows for the municipal agency to designate Duke Energy as the one to whom the property will be transferred if they build the sub-station.

Greg Metz moved to approve the Easement Agreement between the City of Wabash and Indiana Municipal Power Agency as well as the Conditional Purchase agreement between the City of Wabash and Indiana Municipal Power Agency as presented and authorize the Mayor to sign the documents on behalf of the City of Wabash. Dee Byerly seconded the motion, motion carried.

OTHER BUSINESS

No

QUESTIONS FROM THE AUDIENCE

Lorraine Selleck (Helping Hands) stated she has been talking with the Building Inspector for about 4 months about an issue with Mr. and Mrs. Magley (Smitty's Bar). There is a hole between the barbershop and Smitty's (outside) wall. It was approximately 4 x 6 feet wide. At some point Mr. and Mrs. Magley decided to build a storage unit or a cooler in there. What was there was a storm drain that allowed all the water from the barbershop and all of the water from Smitty's Bar to go into this storm drain. They built over top of that. Now they want to build another roof over all those roofs, they want to allow that water to come out onto the City parking lot, and they want me to allow them to attach to my building. I have given Mr. Stephens a letter stating she does not give them an easement to attach to the building because the barbershop and Helping Hands are two separate buildings. There is a space (she showed with her hands) about like this and she does not know if the City can do anything about it but they covered up the storm drain and created their own problems. She does not know if this Board or anyone can find the blueprints or plans on that storm drain but she's under the impression a storm drain is not to be covered. John told her the City can't do anything about it and doesn't understand why the Magleys don't have to follow the rules. She feels it's going to cause potential problems for us (barber shop and Helping Hands) but the City too because when the water starts running into the City parking lot and starts freezing and has no place to go. She would appreciate help.

John stated when he was presented with the letter, he contacted Mr. Lehman and with regard to the roof, his understanding of the City code is that roofs do not require a permit; it's been taken out of the "permit" section of the code. It's a situation it's already connected and an usual set-up because the way the buildings were built. The barbershop is independent but I believe it's attached to Smitty's on one side and there was an open space behind it. There are three levels of roofs and he's trying to put one constant roof over everything. He can't find the storm drain but Bob Gray will check.

The issue is she (Selleck) does not want anything connected to her building. Mrs. Selleck feels it could be resolved if Mr. Magley would take the building out and put up an independent wall and his roof. It would be independent from her. The issue is the water and that's why he's putting a roof on because he covered the storm drain and now he's trying to fix it by putting a roof over everything. If he hadn't covered the storm drain, we would not be talking about the roof.

Greg Metz indicated we don't know if it's a City drain or a private drain. If it is a private drain, there is nothing the City can do because it's not part of our sewer system. If it is, we have something we can look at and try to figure out the situation.

Next step to check to see what's there, who owns it, see where it goes and come back in a couple of weeks and tell us what was found.

REPORTS FROM DEPARTMENTS

None

ADJOURN

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

NEXT MEETING

Wednesday, December 2, 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.