



BOARD OF PUBLIC WORKS AND SAFETY MEETING MINUTES

CITY HALL CHAMBERS

WEDNESDAY, OCTOBER 21, 2015

9:30 A.M

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

Department Heads present: John Stephens, Fire Chief Robert Mullett, Police Chief Larry Schnepf, Tyler Niccum, Terri Wilburn and Rick Price.

Council members: Doug Konkle, Joan Haag, Bonnie Corn and Dan Townsend

MINUTES

Greg Metz moved to approve the Minutes of the October 7, 2015 meeting as were presented. Dee Byerly seconded the motion, motion carried.

CITY CLAIMS-SEWAGE CLAIMS

Dee Byerly moved to approve for payment the City Claims and Sewage Claims as were presented and signed. Greg Metz seconded the motion, motion carried.

OLD BUSINESS

1. Update on 645 Washington Street. Mr. Burns appeared and presented an approximate cost for exterior work at \$14,000.00. His foundation contractor cannot provide a definite start date. Mr. Burns will be required to appear at the next meeting (November 4) with a timeframe relative to each phase of construction to avoid formal action and possible demolition.

Greg Metz moved to table the matter until November 4, 2015. Mayor Vanlandingham seconded the motion, motion carried.

NEW BUSINESS

1. Open quotes for Street department items available for sale

Attorney Lehman opened quotes for various items the Street department advertised for sale:

1. Three quotes for the overhead door-Awarded to Justin Adams for \$205
2. One quote for the screen door-Awarded to Nathan Bever for \$25
3. One quote for the trailer-Awarded to Gary Miller for \$175

2. Professional Services Agreement between the City of Wabash and United Consulting

Attorney Lehman stated this is an agreement Keith Bryant has sent relative to running a sewer line North, partly through the business park. Currently it goes up to the entrance of the business park and into the park. This would run the line further North and eventually cross the road to service

Troxel, who is in the process of doing a development. Troxel is going to ask the City to annex them, they are going to make a major facility, and they want sewer service. This is the contract for providing the engineering services with regard to designing it and with regard to the bid letting and, finally, with regard to overseeing the construction of it. I (Doug) have gone through the contract. This is a typical United Consulting contract which, frankly, with all of the contracts I review from engineering companies, this is the one that is always most favorable to the City. It (contract) makes it clear that all of the drawings will become "ours". If work stops in the middle of it, they are paid up to what they've gotten done. I (Doug) see no problem with the contract.

3. Stellar update-Rachel Uthe (American Structurepoint) distributed her report and it is available on the City website. The last report was presented before the City Council in August, 2015. The next Stellar meeting is tentatively scheduled for November 20, 2015.

Rachel provided an overview on the various projects:

1. A grant administrator has been selected, for the Eagles Theater project, by going through a procurement process. There were three proposals and all three companies were interviewed. Mendenhall & Associates was selected and Community Development Block Grant funds will be utilized for this project. The Honeywell Foundation, along with the City, will be putting out an RFP on Friday (October 23rd) of this week. The smaller group selection committee for that project has selected 12 firms to invite to commit for the architecture and engineering renovation of the Eagles theater. The RFP will be mailed out October 23rd, expected to be due back on November 23rd, with the selection of the firm by mid-December. We are not following the CDBG procurement process on that. We are close but the contract for that work will not be paid for with grant funds. That will be paid for by either local City funds or local Honeywell funds and that's yet to be determined. This is a big step in the progress for the Eagles theater to get that architect and engineer under contract to start looking through what will initially look like a feasibility study.

2. The owner occupied rehab program agreement has been signed and returned to IHADA. Region 3A will be the program manager. Currently, they are performing the environmental review, which should take the next 2-3 weeks. After that, they will be working with contractors to start construction over the winter. Right now, they are still looking at being wrapped up by May, 2016.

3. The SR 13/15 corridor project Notice to Proceed was issued by INDOT on September 24th. DLZ is the consultant doing that work currently under topographic survey. That should take about 60 days to complete, estimated around November 23rd. The Environmental document is underway and that should take about 260 days-to be complete around June of next year.

The City received some good news that INDOT was notified that the railroad crossings would not have to be as extensive as we originally thought.

4. Rock City Lofts-The 95% construction document has been sent to Community Construction Co. Updating the staging plan and the construction schedule. The project is on schedule and progressing nicely.

5. All Inclusive Playground-The project has been presented to the Park Board and the Board gave its support. The current project is to complete the preliminary design and cost analysis.

Coordination of fundraising between the playground group and the YMCA in terms of developing some kind of account for donations and fundraising efforts. There is a video on the stellar website to view.

6. Façade Program Phase 2- Three buildings entered the program and have been completed: the Museum, Bulldog Battery and the building at 99 W. Canal Street. Since the last meeting, there's been 1 additional completed, 1 additional being awarded and 2 additional applications under review by the Marketplace team.

Steve Downs is the new Executive Director for Marketplace and replaces Emily Gardner. The program continues to be managed by Lisa Gilman and boards. They are going to continue to accept applications.

Rachel asked if there were any questions. Dee Byerly did ask what are the projected costs for the Drook Park? The original estimate was about \$750,000.00 and still looking at \$750,000-\$900,000 project. Right now there are a lot of contingencies in the cost because of the site being capped, it was a Brownfields, and so there are some unknowns there. At this point, the Master Plan for the park is above the \$750,000 so it's being phased. If for some reason fund raising comes in beyond everyone's hopes and dreams, then they would do those additional pieces. We also don't want to build something that would be too expensive to maintain.

OTHER BUSINESS

None

QUESTIONS FROM THE AUDIENCE

Councilwoman Joan Haag indicated there are some concerned citizens in the audience relative to street parking on Miami street. John continued to inform the Board that the neighbors have been complaining about N. Miami and Sheridan with unattended trailers and vehicles parked on the street. He took pictures on Tuesday (10/20). It's hard to see around the parked vehicles when backing out of their driveways. A trailer that is not hooked up is a ticketing item through police enforcement. It is **not** a "no parking" area but you cannot leave a trailer disconnected. He (business owner) is pushing it to the limit because it's a safety issue with the trucks. Doug stated that is one issue right there.

The neighbors indicated he (Simpson) has run this business, out of his home, for 15 years. Each year he adds more vehicles.

Attorney Lehman recited City Code Sec. 8-143. This equipment cannot be parked on a City street/alley for more than one hour.

Doug suggests to either ticket and/or tow. Running a business is a violation of the zoning ordinance. This is an issue that ought to be addressed by the Board of Zoning appeals in terms of enforcing the zoning ordinance because you are not allowed to conduct a business in a residential area. He has not been grandfathered in because our current zoning ordinance was passed in 1995, and prior to that it was in 1971 and prior to that 1950.

The Board suggests that John, along with a police officer, inform the owner that he has 24 hours before he is ticketed and by Monday all equipment will be towed away if not removed.

Councilwoman Haag also wants to remind city residents that own property, the sidewalks are their responsibility. The City will provide the cement but the homeowner is responsible for the labor, under John's supervision.

REPORTS FROM DEPARTMENTS

John Stephens indicated he met with representatives from GenCorp and the testing company that has done all of the analysis on the soil and ground water. They are getting close. It's not a one shot test. They did a series of tests and that made them expand the area and three areas have been pinpointed. They want to drill a couple more monitoring wells and take some samples.

Today (October 21st) they are meeting with IDEM and should be close to the end of the investigation. Once they do that, they will have a plan on what to do and try to get IDEM to agree with them and get the project done. It started last summer and John stated it's gone relatively quick when you look at the hundreds of wells and samples they've taken. Greg wanted to clarify what's created an obstacle is that this is private property. For people who don't understand where we are in this process, we are no more entitled to just walk onto the property to do this testing as we would on anyone's property. We have to go through the channels and that's why it takes so long to do.

John asked for that document and he brought it up on his laptop and it was actually a search warrant and an agreement between the property owners and GenCorp and the City to do all the testing.

On October 7th the property went up for commissioner's sale and it sold and it has not transferred so that search warrant allows us still right of entry until that deal is finalized. John does not know if it will get finalized. The people who bought it have to sign to accept it and if they do their due diligence, they will find out.

Doug stated that IDEM went back to all of the owners in the chain of title. Basically, all of them blew IDEM off except for GenCorp, which used to be General Tire and now Aerojet Rocketdyne. They have been model civic citizens with regard to this matter. They stepped and said they would look in to it; we'll do the investigation and we'll do what we need to do to clean it up.

The Mayor stated that Aerojet is asking for more police patrols around the area due to one of the buildings being broken into. Someone has gotten access to the area and there are areas that are unsafe. They realize we don't own it, but, they would like someone to go and repair the fence. It's a dangerous site to be walking around on as there are some pits as deep as 20 feet. Even though it's not the City's responsibility but on the other hand there's a concern for children in that area and it's an "attractive nuisance". The City is taking the position they are protecting children. Obviously, a trespasser generally is not deserving of protection, but when you are talking about children who don't have the judgment we expect out of an adult, we'd much rather spend some money and make the effort rather than have a child ending up seriously injured or killed. The Mayor asked the street department to fix the fence.

John had an update on Brown Trucking. IDEM has contracted with a Fort Wayne firm to do the remediation on that site. They drilled several additional monitoring wells, took ground weather samples and all of the wells have been pulled. All of the testing is finished and he will be getting with IDEM to determine how much dirt has to be removed. In the meantime, we're taking the windows out that contain asbestos caulking. Tentatively John had bids for the second building to be torn down for November 4th. We need to work with Economic Development on how the funding comes in and what kind of funds are available and what can be budgeted.

Doug Lehman stated that since we're talking Brownfield items, he wanted to add one other item also. We got some good news on Monday. The Fairplay site was a Brownfield site and that is intended to be a parking lot for the Rock City lofts. The people from Rock City lofts had requested the City get a comfort or site status letter from IDEM indicating that it would be okay to use that property for a parking lot. That site comfort letter came in Monday (10/19) indicating they were not going to require any kind of restrictions on that property. Therefore, it can be used as the parking lot.

PUBLIC HEARING-Unsafe Building

-DMI Consulting/ Justin Brooks, relative to 453 E. Main Street, Wabash IN

Resident David Monroe appeared to state he was the person who made the initial complaint but wanted to say there's been an unbelievable amount of work done on the property. Brush has been cleaned up, the roof has been worked on and re-sided a large portion of the home. He wanted to commend them for the work done so far.

John stated he's been working with Justin and most of the house has new siding. There is a fire code issue with a neighboring house and we've found the material he can put on that will meet the fire code. The roof has been fixed and most of the siding is on; it looks good. John has been inside and it's been cleaned out.

The Mayor stated the trend has been work is recommenced a few days prior to a meeting and then stopped, but he has no problem to table until November 18, 2015.

Attorney Lehman stated if it ends up being completed to John's satisfaction, he can file a Motion to Dismiss the hearing before the 18th so Justin would not have to come back.

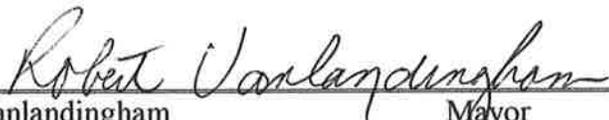
Greg Metz moved to table the matter for 30 days (November 18). Dee Byerly seconded the motion, motion carried.

ADJOURN

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

NEXT MEETING

Wednesday, November 4, 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.