BOARD OF PUBLIC WORKS AND SAFETY
CITY OF NOBLESVILLE
OCTOBER 24, 2017

The Board of Public Works and Safety met in regular session on Tuesday, October 24, 2017. Mayor John Ditslear called the meeting to order pursuant to public notice with the following members present: Lawrence Stork and Jack Martin.

Also present were City Clerk Evelyn Lees, City Attorney Michael Howard, Assistant City Attorney Darren Murphy, department directors, and interested citizens.

APPROVAL OF MINUTES: OCTOBER 10, 2017

Mr. Martin moved to approve the minutes as presented, second Mr. Stork, two aye, one abstention. Mayor Ditslear abstained.

PETITIONS OR COMMENTS BY CITIZENS WHO ARE PRESENT

There were no comments by citizens present.

APPROVAL OF AGENDA

Mr. Stork moved to amend the agenda to move New Item #2 to Previously Discussed Items, and to add New Item #2, Board to Consider Temporary Parking Space Closures for Main Street Event (Patty Johnson); second Mr. Martin as amended, three aye.

BID OPENING: 2017 CURED IN PLACE PIPE (CIPP) PROJECT

No bids were received at this time.

<u>PREVIOUSLY DISCUSSED ITEM</u>

#1 BOARD TO CONSIDER CHANGES TO THE CIVILIAN EMPLOYEE PERSONNEL POLICY HANDBOOK (HOLLY RAMON)

Ms. Ramon stated as discussed at the last meeting, most of the revisions to the employee handbook are to comply with federal and state regulations and to clarify and clean up the employee handbook. She stated Section 4.4 explains changes to how sick leave will be paid out when an employee separates from the City. Mr. Martin moved to approve as requested, second Mr. Stork, three aye.

#2 BOARD TO CONSIDER TEMPORARY SIDEWALK CLOSURE AT 863 CONNER STREET (PATTY JOHNSON)

Ms. Johnson stated the petitioners request to continue the sidewalk closure for façade work. Mr. Martin stated he is not interested in a six-week closure. Mark LePere of LePere LLC addressed the Board. Mr. LePere stated at their first request, they expected 20 days of actual work but added in days for bad weather and unforeseen circumstances to arrive at the six-week request. He stated in the past two weeks they have been able to work for approximately six and one half days, so the work is going well. He stated with another three weeks to work, they expect to have 14 days of labor, not counting weather or unforeseen circumstances. Mr. Martin asked if the sidewalk would be closed if there is no work done due to weather. Mr. LePere replied the sidewalk will only be closed when actual work is being done. He stated the workers are there generally from 8:00 a.m. to 3:30 p.m. He stated a small lift is used for the workers, but when they are not working the lift is moved and the sidewalk is opened. He stated the work is limestone façade repair. He stated there is Dutchman stone repair to the eroding limestone on the front of the building, replacing blocks of limestone, and re-mortaring and tucking all the stone work. He stated they will get a new limestone header on the front of the building and new limestone columns across the ground floor front of the building. He stated the sidewalk will be open as much as is humanly possible.

Daniel Sheposh, City Building Administrator, addressed the Board. He stated he met with the petitioner's engineer who designed the repair to the steel beam, but what was designed is not what was installed. He stated he has asked for documentation of the redesign but has not received a response in the last two weeks. Mr. LePere stated he will contact the engineer. Mr. Martin noted this project began in February and does not seem to be going well. Mr. LePere replied it was difficult to get quotes to replace the beam because it was a small project during the engineers' busy summer season. He stated the contractors were busy, so they had to wait for two months. Mr. Sheposh stated he is concerned that the installation was not carried out as designed. Mayor Ditslear recommended that Mr. Sheposh and Mr. LePere meet with the engineer. Mr. LePere replied he would call the engineer upon leaving the meeting. Mr. Martin moved to grant the sidewalk closure until the next Board of Works meeting and hear an update at the next meeting, second Mr. Stork, three aye.

NEW ITEMS FOR DISCUSSION

#1 BOARD TO CONSIDER AWARD OF QUOTE FOR THE 2017 FALL STREET TREE PLANTING CONTRACT (PATTY JOHNSON)

Ms. Johnson stated two quotes were received for the fall street tree planting contract. She stated the lowest quote was from Green Vista Landscaping, Inc. for $53,360.00. She stated they have worked for the City before and performed well. She recommended the quote be awarded to Green Vista Landscaping, Inc. Mr. Stork moved to approve as requested, second Mr. Martin, three aye.

#2 BOARD TO CONSIDER TEMPORARY PARKING SPACE CLOSURES FOR MAIN STREET EVENT (PATTY JOHNSON)

Ms. Johnson stated this is a request from Main Street to amend a previously approved request for the first Friday in December. She stated Main Street would like to close 6 parking spaces on the northwest corner of 9th and Logan Streets for carriage rides. She stated the same route would be used as for past hayrides. She stated the Police Department has reviewed and approved the request. Ms. Lees stated City code requires a license from the Controller's office to offer horse-drawn carriage rides. There was uncertainty as to exactly which parking spaces would be closed. Mr. Stork moved to approve subject to revision by the Street Department to determine the exact parking spaces to close and a license, second Mr. Martin, three aye.

#3 BOARD TO CONSIDER AN AGREEMENT WITH CONTEXT DESIGN TO CREATE A DOWNTOWN STREETSCAPE MASTER PLAN (CALEB GUTSHALL)

Mr. Gutshall stated in August, the Downtown District Committee received nine proposals for a streetscape master plan and ranked them; of those, the top four proposals were invited for interviews. He stated after the interviews, the proposals were re-ranked, and Context LLC received the highest score. He stated specific components of the contract include integration of past planning projects; an engineering analysis of existing infrastructure; a market analysis of Downtown commercial uses; stakeholder and public input; design guidelines; and an action plan for implementation. He stated Context anticipates providing a draft document for review by the end of March 2018. He stated the Downtown District Committee had set a budget of $100,000.00 for the plan, and the contract is not to exceed $93,990.00. He stated funding for this contract is on the Council agenda for approval tonight, so approval by the Board will be contingent on approval of funding. Mr. Stork moved to approve as requested subject to approval of funding, second Mr. Martin, three aye.

#4 BOARD TO CONSIDER A SECONDARY REPLAT FOR LOT 1 IN AMLI AT PRAIRIE LAKES, BLOCK 38 (JOYCEANN YELTON)

Ms. Yelton stated this request is for a secondary replat for a four-unit condominium structure in the Prairie Lakes Planned Development. She stated this is the last unit to be built. Mr. Martin moved to approve as requested, second Mr. Stork, three aye.

#5 BOARD TO CONSIDER AN APPOINTMENT TO THE PLAN COMMISSION (JOYCEANN YELTON)

This request is to reappoint Ms. Gretchen Hanes to another one year term on the Plan Commission. Ms. Hanes has served on the Plan Commission since 2003. Mr. Martin moved to approve as requested, second Mr. Stork, three aye.

#6 BOARD TO CONSIDER THE SETTLEMENTS FOR THE PURCHASE OF RIGHT-OF-WAY FOR PARCELS NO. 2 AND NO. 5 FOR GREENFIELD AVENUE AND HOWE ROAD ROUNDABOUT PROJECT (JOHN BEERY)

Mr. Beery stated offers are being made for right-of-way for the roundabout at Greenfield Avenue and Howe Road. He stated these two settlement agreements are on opposite corners of the intersection. One offer is for $500.00 to purchase 800 square feet from the Arbor Grove Homeowners Association, and the other is to purchase 0.074 acres from David A Clymer for $14,300.00 which includes damages. Mr. Beery stated both offers were accepted. Mr. Stork asked what the damages were. Mr. Beery stated there were several mature trees that will have to be removed. Mr. Stork moved to approve as requested, second Mr. Martin, three aye.

#7 BOARD TO CONSIDER A CONTRACT WITH CHA CONSULTING FOR AN INVESTIGATION FOR HISTORICAL PROPERTIES ALONG PLEASANT STREET BETWEEN S.R. 37 AND 8TH STREET (JOHN BEERY)

Mr. Beery stated this request is a contract for historical review on Pleasant Street from Clover Road to 8th Street. He stated CHA Consulting, Inc. is already contracted for historical review west of 8th Street. He stated this is a separate contract, but the same company will be completing the historical review for both sections of the corridor. He stated the contract is not to exceed $32,000.00. Mr. Martin moved to approve as requested, second Mr. Stork, three aye.

#8 BOARD TO CONSIDER SECONDARY PLAT AND BOND ACCEPTANCE FOR SANITARY SEWER, STORM SEWER, SURFACE ASPHALT AND RELATED SURETIES IN WATERMAN CROSSING, SECTION 1 (BRIAN GRAY)

This request is for acceptance of maintenance bonds covering storm sewer, subsurface drains, curbs, stone, base, intermediate and HMA surface asphalt, 156th Street right-of-way improvements, common area sidewalks, monumentation and regulatory signs; for acceptance of the performance bond for street lights; for release of the performance bond for 156th Street right-of-way improvements; and for approval of the secondary plat for Waterman Crossing, Section 1. Mr. Stork moved to approve as requested, second Mr. Martin, three aye.

#9 BOARD TO CONSIDER SECONDARY PLAT AND BOND ACCEPTANCE FOR SANITARY SEWER, STORM SEWER, SURFACE ASPHALT AND RELATED SURETIES IN CONNER CROSSING BROOKSTON, SECTION 2 (BRIAN GRAY)

This request is for acceptance of the performance bonds covering stone, base, intermediate and surface asphalt, curbs, monumentation, sanitary sewer, storm sewer, and signs; and for approval of the secondary plat for Conner Crossing Brookston, Section 2. Mr. Stork moved to approve as requested, second Mr. Martin, three aye.

#10 BOARD TO A CONDUCT HEARING ON AN UNSAFE STRUCTURE AT 14707 EAST 141ST STREET (OKSANA POLHUY)

Mr. Murphy stated this is a continuation of the original hearing held on September 12, 2017. He stated at that the time the Board ordered that the house be demolished, the dumpsters be removed, and that a large silver propane tank be removed, all of which has been done. He stated the house came down the same week that the Board entered its original order. He stated the homeowner had to wait for the dumpsters to be picked up, but the dumpsters and all of the demolition material is now gone. Mr. Murphy stated he checked the property yesterday, and the propane tank had been removed. He noted that the north wall of the structure is still up, but it is built into a hill. He stated what remains is all open air and does not pose a threat to the public. He stated whether or not it comes down is irrelevant to these proceedings. He stated the owner has accomplished all of the orders of the Board. Mr. Stork stated he felt the wall was still a danger. Mr. Murphy stated because of a bluff, there is a danger whether the wall is there or not. He stated any remaining risk will be the responsibility of the property owner. Mr. Martin stated the wall cannot be seen from the road, so it is not an attractive nuisance. Mr. Murphy agreed. Mr. Stork moved to terminate the proceedings, second Mr. Martin, three aye.

#11 BOARD TO CONSIDER PARKING LOT AGREEMENT FOR NOBLESVILLE FIELDHOUSE AND FINCH CREEK PARK (MICHAEL HOWARD)

Mr. Howard stated this agreement is between the Parks Department and the owners of the fieldhouse to be built at Finch Creek Park. He stated early in the proceedings, there were different views of how many parking spaces would be needed. He stated this agreement provides 125 parking spaces in a parking lot to be built by the City on the south end of the fieldhouse project. He stated construction will bid next spring as an add alternate for construction of Finch Creek Park. He stated if the fieldhouse contractor can build the parking lot for less than the lowest bidder, they will be awarded the contract. He stated a provision of the agreement is for the fieldhouse to have exclusive use of the parking lot not to exceed six weekends per year. He stated this agreement is contingent on Council passage of related ordinances at its meeting this evening. Mr. Martin moved to approve as requested, second Mr. Howard, three aye.

ADJOURNMENT

There being no further business before the Board of Public Works and Safety this 24th day of October, 2017, Mr. Martin moved to adjourn the meeting, second Mr. Stork, three aye.

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JOHN DITSLEAR, MAYOR

ATTEST:

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EVELYN L. LEES, CLERK