City of West Lafayette, Indiana
Board of Public Works and Safety
MINUTES

February 26, 2013
8:30 a.m.
City Hall Council Chambers

Members present were Sana G. Booker, Bradley W. Marley, and Jonathan C. Speaker. Elizabeth M. Stull was absent. Mayor Dennis presided.

1. APPROVAL OF MINUTES
   a. February 19, 2013, Meeting
   Mr. Marley moved to accept the minutes of the February 19, 2013, Board of Works meeting. Mr. Speaker seconded the motion.

   The motion was adopted.

2. NEW BUSINESS
   a. Sale of Surplus Real Estate – 2020 N. Salisbury Street – Parcel No. 164-05400-1342 – Mayor
   Mayor Dennis stated that this has been through an involved process, which included a public hearing, a first reading, and we are now on a second and final reading.

   Mr. Marley moved that the Sale of Surplus Real Estate (2020 N. Salisbury Street) be approved. Mr. Speaker seconded the motion.

   Mr. Marley asked how much research went into the location and if this is the best place for this particular project.

   Public Works Director Buck responded that several locations were looked at, and this was one of the most central in the City for the needs of Metro FiberNet, LLC. Those needs are a site that houses equipment that is will serve as a center hub for the fiber network. He stated that Metro FiberNet, LLC is looking at a retail location in Lafayette, and may someday grow to have a retail location in West Lafayette. However, right now, as they open a new venture in this community, that overhead is something that they will be watching very closely. He stated that this site was one of the most centrally located for the City as it is today, but also as it may potentially grow in the future.

   Mayor Dennis stated that it is an orphaned site that he believes was inherited from Purdue.

   Public Works Director Buck stated that he does not know how long the City has owned it. We have utility lines under the ground there, and it is not suitable for building a home. When Metro FiberNet, LLC presented the type of facility that they are looking at constructing, it is really a large closet. He stated that we are very familiar with those, as they are located throughout the City for different uses by utilities to keep equipment out of the elements. He stated that it fits within the setbacks of this site and is allowed by

the zoning ordinance. He stated that it is like a lift station or other similar utilities that are there to serve the needs of the surrounding area, rather residential or, in this case, for the whole community. In response to an inquiry from Mr. Marley, Public Works Director Buck stated that the appraised value was between $14,000 and $16,000.

Ms. Booker stated that she has several concerns. She stated that when the lift station was put in on Cumberland Avenue, there was a meeting with the neighbors there, which she attended, and they had a say in how the landscaping would look. She stated that Mr. [Vijay] Bhatia and Ms. [Jan] Myers mentioned that no one met with neighbors and no one knew this was going to happen. Ms. Booker asked why that worked out that way, and why this happened.

Mayor Dennis responded that the meeting about the lift station, which he attended, actually occurred after it was put in and there were complaints about how it looked. He stated that we have had this conversation for approximately a year and one-half to two years. We have had three different public meetings—two at the Redevelopment Commission and one at Common Council. Each one has been covered by the media and, for the most part, was well publicized.

Ms. Booker commented, “So, neighbors should have known?”

Mayor Dennis stated, “It’s one of those things, it’s either/or. You know, we did not go door-to-door. But, we went ahead and did the appropriate public process for it.”

Ms. Booker thanked Mr. Biggerstaff for the information he gave last week, which she has reviewed, and heard that this was one of the best places to put this. She asked if there are other locations that could have been chosen outside of this community that may not have been the best, but close to the best.

Mayor Dennis clarified that since we have already had a public hearing, this is just a point of fact for clarification on the part of the Board.

Ms. Booker confirmed that.

Mayor Dennis continued with another point of clarification, that the public meetings we had discussed the project in its entirety, not specifically the hut.

Steve Biggerstaff (Metro FiberNet, LLC) responded to Ms. Booker’s question by stating that no, there has not been, and the company spent a lot of time looking, and they could not find anything else that would be close to this in terms of location and would provide the needs for this type of facility.

City Attorney Burns stated that for clarification, the amount of the bid that is under consideration by the Board at this time is $27,533.00 from Metro FiberNet, LLC.

The motion was adopted by voice vote. Mayor Dennis stated the vote was 3 in favor and 1 opposed.

b. <u>Hire: Full-Time Probationary Patrol Dispatcher – Wendy Jenkinson – Police</u>
Police Chief Dombkowski requested approval to hire a part-time dispatcher as a full-time probationary patrol dispatcher. He stated that Wendy Jenkinson has learned the job and

is ready to assume those full-time duties. The effective date is February 27, 2013 at a bi-weekly salary of $1,306.10.

Mr. Speaker moved that the hire of Wendy Jenkinson as a full-time probationary patrol dispatcher be approved. Ms. Booker seconded the motion.

The motion was adopted.

c. Request for Proposal: Animal Shelter Services – Police
Captain Sparger requested approval of a Request for Proposal which lists the minimum requirements needed for animal control or animal housing services needed by the City.

Mayor Dennis stated that the City has been approached by Crystal Creek Kennel, as well as Almost Home Human Society. They both provide excellent services. We are sending out this Request for Proposal in order for us to make an informed and qualified decision

Mr. Marley moved that the Request for Proposal for Animal Shelter Services be approved. Mr. Speaker seconded the motion.

The motion was adopted.

d. Declare Items Surplus: Equipment – Street
Street Commissioner Downey stated that there are two items to declare surplus. One is a tank, 12' diameter x 30' tall, used to keep calcium chloride for snow and ice. It was replaced with two plastic tanks which are currently underused. Since it is empty, there is a small possibility of a strong wind blowing it over, and it is just sitting there rusting. It would be laid down and cut up to be sold for scrap. In response to an inquiry from Mayor Dennis, Street Commissioner Downey stated that he estimates that it is 7 or 8 tons, and we would get between $300 and $400 per ton. However, it will cost money to hire a crane to lay it down, so after costs to cut it up, he estimates that we would break even. Street Commissioner Downey stated that the second item for surplus is a television [Phillips Magnavox, Serial #38971470]. It was inherited from the WTTU and is in bad shape. He estimates that it will cost $10.00 to get rid of it. In response to an inquiry from Mayor Dennis, Street Commissioner Downey stated that the items will go to Oscar Winski Company for recycling.

Ms. Booker moved that the items declared as surplus be approved. Mr. Marley seconded the motion.

The motion was adopted.

e. Agreement: Susan Nelson – Communications Services - Development
Director of Development Poole requested approval of an agreement with Susan Nelson for 2013, starting January 1. He stated that she has been helping with City communications strategy and messages given on various projects.

Mayor Dennis asked for confirmation that this would be structured differently, and that we will be getting task orders.

Director of Development Poole responded affirmatively. There will be task orders per projects done by the various departments. He stated that she does a lot of our public relations work, helping us craft the message and to understand the message we are trying to get out. Also, to make sure the deliverables distributed to people are legible.

Mr. Marley moved that 2013 agreement with Susan Nelson be approved. Mr. Speaker seconded the motion.

Ms. Booker asked about the mileage rate being billed at 56.5 cents.

Director of Development Poole stated that is the current IRS mileage rate, and City Attorney Burns confirmed that.

The motion was adopted.

f. Change Order No. 1: Municipal Pool ADA Improvements – J.R. Kelly – Parks
Parks Assistant Superintendent Ainsworth stated that it was discovered that the women's restroom at the municipal pool does not meet Americans with Disabilities Act (ADA) requirements. The four stalls needs to be reduced to three to make one wide enough to meet the requirements. She requested approval for Change Order No. 1 with J.R. Kelly to add this improvement. In response to an inquiry from Mayor Dennis, she stated that this is an add of $1,914.82.

Mr. Speaker moved that Change Order No. 1 for the Municipal Pool ADA Improvements be approved. Mr. Marley seconded the motion.

The motion was adopted.

g. Claims

i.	AP Docket	$145,613.97
ii.	AP Docket	$169,569.13
iii.	RDC Docket	$466.76
iv.	PR Docket	$339,448.78

There were no questions about the claims.

Mr. Speaker moved that the claims be approved. Mr. Marley seconded the motion.

The motion was adopted.

h. Informational Items: None

i. Other Items
►Engineering Assistant Anderson stated Vectren Gas has given notification that they plan to do bare cast steel replacement in the City this year. It is extensive, with replacement of 18,000 feet of gas main. This will affect the streets of West Stadium Avenue, Evergreen Street, Dodge Street, Meridian Street, Allen Street, Hayes Street, Woodland Avenue, Carrolton Boulevard, Hillcrest Road, Ravinia Road, Crestview Place, and Northwestern Avenue. He stated that we will be inspecting that and working with Vectren on obtaining a permit. This will add to the activity taking place in the area of Northwestern Avenue. He stated that there are meetings scheduled with

Vectren to try to coordinate and work closer together in the future. Vectren is already in the process of locating sanitary sewer laterals. He stated that most of this will be bored, but they will be digging up and replacing approximately 270 services in those areas. Engineering Assistant Anderson stated that there will soon be requests for bids and quotes on street resurfacing, sidewalk projects, and trip hazards.

Public Works Director Buck stated that there have been quarterly meetings with the water company to discuss progress of existing projects, as well as planning for future projects. This allows the City and the water company to each know the other's plans. He stated that there will be meetings with Vectren to begin that same type of coordination. If Vectren has a list of streets the City is planning to work on in the future, then they can plan main replacements ahead of time. Ravinia Road is an example where the City did resurfacing work last year, and now Vectren will likely have to re-do that work, which adds to their operational costs. Having coordination with Vectren will help prevent those situations, and provide benefits to both the City and Vectren. Public Works Director Buck stated that it is our assumption that a lot of the work that Vectren is doing now, as mentioned by Engineering Assistant Anderson, is a result of the development work that is going to be along Northwestern Avenue, in order to supply services and the volume of gas that the new buildings will require. Also, while improving one pipe, they will be improving the pipes that lead to that work, making the network in that area more reliable.

Mayor Dennis asked about the size of the pipes being worked on.

Engineering Assistant Anderson stated that they are two- to four-inch pipes.

Public Works Director Buck stated that they are medium-pressure, not high-pressure. Though hazardous, they are safer to work with than those on Cumberland Avenue.

► Councilor Hunt reported that the Pre-Council meeting is this Thursday at 4:30 p.m., and the Council meeting will be Monday at 6:30 p.m.

Mayor Dennis stated that he will not be at the Pre-Council meeting, as he will be in Washington, D.C. He will be back for the Council meeting.

3. ADJOURNMENT

There being no further business to come before the Board, Mr. Marley moved that the meeting be adjourned, and Mayor Dennis adjourned the meeting.