

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

NOVEMBER 21, 2011
8:30 a.m.
City Hall Council Chambers

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

1. APPROVAL OF MINUTES

a. November 7, 2011, Meeting

Mr. Marley moved to accept the minutes of the November 7, 2011, Board of Works meeting. Ms. Stull seconded the motion. The motion was adopted.

2. NEW BUSINESS

a. Bid Opening: Cumberland Avenue Reconstruction Phase II Project – Engineering/Redevelopment Commission

City Engineer Buck explained that the bids that will be opened are for Phase II, which begins at the new intersection at Yeager and goes to just west of Salisbury Street. It is an integral part of the Cumberland corridor.

Clerk-Treasurer Rhodes said that the three bids were all received timely. She read the bids aloud:

	Rieth-Riley Construction Co., Inc.	Fairfield Contractors, Inc.	Milestone Contractors, L.P.
Base Bid	\$3,081,726.00	\$3,162,174.47	\$3,045,000.00
Alternate #1 (Street Lighting)	183,120.00	319,613.70	198,500.00
Alternate #2 (Landscaping)	187,665.00	218,547.82	199,944.08
Alternate #3 (Ditch Grading)	42,945.00	63,985.02	91,695.00
Alternate #4 (Pipe Video Inspection)	7,896.25	8,369.57	9,364.67
Alternate #5 (Parking Lot and Frontage Road Alternate Pavement Section)	42,627.00	15,180.60	31,260.75

Mr. Speaker moved that the bids be taken under advisement. Ms. Booker seconded the motion. The motion was adopted.

b. Approve and Accept for Use: Village of Arbor Chase Subdivision, Section 4 – Engineering

Assistant City Engineer Susong explained that Farnsworth Drive was completed this fall, and now the Engineering Department recommends that the following items be accepted and approved for use: erosion control, storm sewers, sanitary sewers, as-built drawings, three-year maintenance bond, and streets. All testing and inspections have been completed and passed.

Ms. Stull moved that the request be approved. Mr. Marley seconded the motion.

Mayor Dennis asked Assistant City Engineer Susong to confirm that this action means that the City takes over the items indicated, that this is very common when subdivisions have completed the development. Assistant City Engineer Susong confirmed those statements.

Ms. Booker asked what “as-built drawings” means. Assistant City Engineer Susong answered that they are drawings that show the actual elevations of pipes, and is confirmation that the grades were placed around the subdivision in the proper manner. He said that these are for records in the Engineering Department.

The motion was adopted.

c. Contract: First Amendment to License and Right-of-Way and Related Memorandum – Cell Tower at Street Department – City Attorney

Mr. Marley moved that the request be approved. Ms. Booker seconded the motion.

City Attorney Burns explained that the cell tower located at the Street Department has been there for several years. The City has co-location on the tower, which means that different providers of cell services will hang their equipment on the tower. There is room for additional co-location in the future. The City gets 50% of the gross revenue from that. Currently there are four providers, with room for more. The current lease expires in 2022, which seems like a long time, but in the world of cell towers, that is not so long. Carriers want assurance that their services will continue. The location is valuable. The first amendment extends the current agreement, and provides for eight five-year extension possibilities. This action may result in more interest, as carriers would be assured of continuity. Last year, the City received \$42,000 from the co-locations, and the hope is to increase that. The agreement is standard. The amendment extends what has been in place. Mr. Burns called on Mr. Marley, who had been involved in the discussions, to address this issue.

Mr. Marley said that there is a bandwidth on rates for fixed towers, \$1,500 on the low end to \$4,000 or \$5,000 on the high end. This is an equitable lease, because the City will share half of whatever is placed on the tower. There is room for perhaps three more users, which would provide more income. The cell companies want longevity, longer-term contracts, so this should be more attractive now that the lease will be extended. Mr. Marley said that this is a two-way street: The tower company does not want to relocate the tower, as it is expensive to do so. Because the area where the tower is located is low, reception might suffer without it. He believes that this is a good deal for both parties. If it were a fixed lease, it might be a different situation, but the current arrangement is equitable. Crown-Castle is one of the largest tower companies in the country. There are only a handful of tower companies, so there is not a lot of

comparable data. The square footage works out to be about \$18.50 per square foot for land, which is a good rate.

Mayor Dennis called on Street Commissioner Downey to address the location of the tower, whether it creates a burden on the Street Department staff, and if there are ongoing maintenance issues. Mr. Downey showed photos of the tower, which is 125-foot tall, with three platforms on a 50-foot-by-50-foot plot. There are three pods with a generator, and is entirely fenced in. One of the side benefits is that the Street Department's radio communications and Wastewater's SCADA [supervisory control and data acquisition] system, which monitors the City's lift stations, use the tower. There have been no problems since the tower was installed in 1997, and Mr. Downey said that he does not believe there will be problems with it in the future.

Mr. Steve Pahs (Cumberland Avenue) asked if the five-year increment in the agreement meant that there is a review every five years, and whether the current \$18 per square foot rate would be renegotiated. City Attorney Burns answered that the extensions are at the option of Crown Castle at the five-year mark, and the \$18 per square foot was a calculation that Mr. Marley made. The City is on a sharing basis, so the City receives 50% of any income. Mr. Marley corrected his earlier statement, noting that the rate would be \$16.80 per square foot, but it was only for illustrative purposes. The 50% is a good rate. Mr. Burns said that there are three rent-paying providers currently, and that the payments are not on a square footage basis, but on 50% of the gross income. Clerk-Treasurer Rhodes added that AT&T pays the City a certain amount, and then the City receives a portion of the fees the other carriers pay to AT&T.

There was no further discussion.

The motion was adopted.

d. Police Merit Board Date for Election: December 12, 2011, 6:00 p.m. – Mayor and Police

Police Chief Dombkowski said he was asked to assist with this request, on behalf of the Police Merit Commission. The Board of Works has the responsibility to set dates for the election by the Police of a representative to the Police Merit Commission. Chief Dombkowski requested that the Board set the date of December 12, 2011, at 6:00 p.m. in the Police Training Room. By Merit Commission rules, the notice of the date, time, and place must be read at roll calls for three weeks prior to the election.

Mayor Dennis asked whose position would be filled. Police Chief Dombkowski answered that it is Commissioner Leverenz' position.

Mr. Speaker moved that the request be approved. Mr. Marley seconded the motion. The motion was adopted.

e. Elevation in Rank: Police Officer 1st Class Stason Wiete to Detective – Police

Police Chief Dombkowski noted that Police Officer 1st Class Stason Wiete received the Police Officer of the Quarter Award at the November Council meeting. There was a position open in the detective division, and Officer Wiete began working there in mid-October. The request was to increase his pay to that of a detective, \$2,059.98 biweekly, effective October 17, 2011.

Ms. Stull moved that the request be approved. Ms. Booker seconded the motion.

Ms. Booker asked Police Chief Dombkowski if someone was tested to be a detective. The Chief said detective is not a position covered by the Merit Commission, not a ranking position, not a promotion. It is a position in the Police Department that, because of the nature of the work, pays a more than a patrol officer. The detective division selects officers to serve in that division. Lt. Harris and Sgt. Marion interviewed and chose Officer Wiete to work with them.

The motion was adopted.

f. Salary Increase: Sacramento Course Volume I Completion – Michael Rohler, Operator – WWTU

Wastewater Utility Director Henderson reported that Michael Rohler, the newest operator at the Utility Plant, has completed his first correspondence course through the California State University, Sacramento in Operation of Wastewater Treatment Plants, Volume I. As provided in the salary ordinance, there is a \$250 increase in pay for the successful completion of these courses. The additional \$9.62 biweekly would be effective October 1, 2011.

Mr. Speaker moved that the request be approved. Mr. Marley seconded the motion. The motion was adopted.

g. Surplus Equipment – Street

Street Commissioner Downey thanked the Board for approval of the purchase of the new air compressor. The new machine operates on a low hum, rather than the pounding drum of an old one. The old compressors were from 1962, 1986, and one inherited from Wastewater several years ago. Only one works. The three together will bring about \$165 in scrap from Winski. Mr. Downey stated that they took the bed that is no longer usable from an old dump truck, and this would bring about \$450 in scrap metal. The Street Department purchased a used truck bed from Rural Equipment for \$1,100.

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

Clerk-Treasurer Rhodes noted that the items to be scrapped have been fully depreciated, net book value zero.

City Attorney Burns asked what the price of scrap is at Winski. Street Commissioner Downey answered that the price is \$230.00 per ton.

The motion was adopted.

h. 2012 Group Insurance Renewal – Human Resources

Human Resources Director Foster explained that the 2012 renewal benefits for health and welfare would be with the same carriers as in 2011. Anthem will continue medical insurance coverage, and 2012 will be the fourth year that health savings accounts have been available to employees. Dental insurance, and life, AD&D, and LTD will be covered by United Healthcare. There is a two-year rate guarantee with no change from existing rates on the life, AD&D, and LTD. Vision insurance will continue with VSP with the second year of a two-year rate guarantee with no rate change.

Ms. Stull moved that the request be approved. Ms. Booker seconded the motion.

Mayor Dennis said that the City made an effort to maintain current programs and to avoid passing costs along to employees. There was concern to avoid adverse impact on the salary increases.

Ms. Booker asked if Human Resources Director Foster worked specifically with the carriers. Human Resources Director Foster answered that she works with MBAH who markets the City's insurance each year. She works with the Clerk-Treasurer and the Mayor on insurance matters, and they meet with MBAH on a regular basis.

The motion was adopted.

i. Claims

i.	AP Docket	\$505,484.78
ii.	AP Docket	126,127.64
iii.	AP Docket	69,665.17
iv.	AP Docket	88.00
v.	PR Docket	325,996.74

Ms. Stull moved that the claims be approved. Mr. Marley seconded the motion.

Questions raised about individual claims by the Board were answered by department heads, City Attorney Burns, and Clerk-Treasurer Rhodes.

The motion was adopted.

j. Informational Items

i. Project Payment Listing – WWTU

There were no comments or questions about the listing.

k. Other Items

i. City Engineer Buck thanked the bidders for the Cumberland Avenue Phase II Project, as well as the representatives from Schneider who were present and who engineered the project and will be inspecting it. Mr. Buck reported that bids were opened last week through INDOT for the Yeager Road Project. There were three bidders, Milestone Contractors, Crider and Crider, and Rieth-Riley, with Milestone the apparent low bidder at \$2,319,139.20. Presuming that the low bid checks out and all the documents are in order, INDOT will issue a notice to proceed late in the year or first of the new year. Work will begin in March and should be completed in November, with most of the work in May, June, July, and early August.

ii. Parks Superintendent Payne thanked Engineering and the design firms for adding new pieces of trail when new road projects are completed. He announced that the Park Board would meet at 4:30 p.m. today. The pavement has been added along the North River Road portion of the Wabash Heritage Trail. The Riverside Skating Rink is scheduled to open on Friday, weather permitting. There will be a 10-year anniversary pass for the price of eight admissions, and credit cards will be accepted.

iii. Police Chief Dombkowski stated that the home football season is now over, with several traffic challenges. The Lindberg Bridge opening and completion of the US52 construction around State Road 25 helped move traffic for the last two games. Things should be in good shape for next year. Use of barriers in the Village will be evaluated.

iv. Wastewater Utility Director Henderson reported that he attended last week's 75th Annual Indiana Water Environment Association Conference and gave three presentations on various aspects of the City's wastewater activities, FOG and food waste, the Western Interceptor, and "greening" a utility. At the awards luncheon, the City received recognition for laboratory excellence and safety excellence. Jim Bjork, the WWTU instrumentation technician was recognized for the Outstanding Device Award. He introduced Mr. Bjork. Mr. Bjork explained that, during chemical season, WWTU has analyzers that analyze chemicals in the water, to make sure that the water is being treated to avoid adding chlorine to the River. There is also an analyzer at the Wet Weather Facility, which is not used until it rains, and it has to be ready to go at any time. Until Mr. Bjork addressed the issue, the device would sit there unplugged, waiting to be plugged in. Mr. Bjork explained that he built a device to continually analyze reverse osmosis water, which is pretty much pure water, all the time, so that, when the Wet Weather is needed, the analyzer turns on automatically and ensures that no chlorine is going to the River. Mayor Dennis congratulated Mr. Bjork for his work. Wastewater Utility Director Henderson reported that the other award was the Collection System Professional of the Year, earned by Victor VanAllen, the WWTU Collections System/GIS Supervisor, who was not present. Mr. Henderson said that Mr. VanAllen's efforts are very much appreciated.

v. Councilor Hunt wished everyone a Happy Thanksgiving.

vi. Street Commissioner Downey reminded everyone that trash and recycling usually scheduled for Thursday would be picked up on Wednesday. He encouraged people to get their leaves raked, as they will make one more pass through most neighborhoods.

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.