

**THE BOARD OF WORKS AND PUBLIC SAFETY**

**MARCH 24, 2010**

**4:00 P.M.**

**10 SOUTH STATE STREET**

**COUNCIL CHAMBERS, ROOM 127**

<b>PRESENT:</b>	Joe Duffy	Joanie Fitzwater
	Ron Nichter	Chief Roberts
	Brad DeReamer	Nelson Castrodale
	Gregg Morelock	David Scheiter
	Larry J. Breese	Greg Niece
	Mike Fruth	

**APPROVAL OF MINUTES:**

Nichter moved to approve the march 10, 2010 meeting minutes as circulated, seconded by DeReamer. Motion carried *viva voce*.

**PRESENTATION OF CERTIFICATE:**

Mayor DeReamer presented a thirty year certificate to Leslie Alan Franklin for his dedication and service to the City of Greenfield. Mr. Franklin was accompanied by David Scheiter, Superintendent of Utility Maintenance.

**CENSUS 2010 UPDATE:**

Larry McGuire gave Board Members an up to date information on the number of 2010 Census forms that have been returned by the citizens of Greenfield. He was happy to report that approximately 27 % of the Census reports have been returned at this time and that this information is updated daily by the Census Bureau.

**MAYOR'S OFFICE:**

DeReamer moved to approve proposed contract from Glen Timmons and Tom Freije to formulate two appraisal reports for two properties located within the City of Greenfield for a not to exceed \$900.00, seconded by Nichter. Motion carried *viva voce*.

**CLERK-TREASURER'S OFFICE:**

Clerk-Treasurer, Breese presented the Claim / Vouchers for approval as submitted. Nichter moved to approve the Claims as presented, seconded by DeReamer. Motion carried *viva voce*.

**FIRE DEPARTMENT:**

Chief Roberts presented Application for Family or Medical Leave (FMLA) for Charles W. Rutledge, effective date beginning March 15, 2010. Nichter moved to approve FMLA for Charles Rutledge as presented, seconded by DeReamer. Motion carried *viva voce*.

Chief Roberts requested that bids received for Heart Monitors and AED's be opened and read into public record at this time. City Attorney, Morelock opened the two bids received, and read the following;

1.	Donley Safety	Total Bid	NO BID
2.	Physio-Control, Inc.	Total Bid	\$167,343.83

Nichter moved to table for review by Chief Roberts before awarding contract for this purchase, seconded by DeReamer. Motion carried *viva voce*.

**POWER & LIGHT DEPARTMENT:**

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Nelson Castrodale presented the Greenfield Municipal Electric Utility IMPA Tracker #110 for the 2<sup>nd</sup> quarter, showing a change in each / KWH of \$0.001651 as the energy cost adjustment tracking factor for this quarter. DeReamer moved to approve the 2<sup>nd</sup> quarter tracking factor as presented, seconded by Duffy. Motion carried *viva voce*.

Nelson Castrodale requested that the bids received for the building expansion project be opened and read into public record at this time. City Attorney, Morelock opened and read the following;

- |    |                                   |                 |               |
|----|-----------------------------------|-----------------|---------------|
| 1. | C.F. Jones Group                  | Base 345,900.00 | Alt. 2,380.00 |
| 2. | Quantum General Contractors, Inc. | Base 396,000.00 | Alt. 2,080.00 |
| 3. | Runnebohm Construction            | Base 292,300.00 | Alt. 2,900.00 |
| 4. | Myers Construction Mgt., Inc.     | Base 307,400.00 | Alt. 2,700.00 |
| 5. | Design & Build Corp.              | Base 266,738.00 | Alt. 3,344.00 |
| 6. | Crane, Inc.                       | Base 337,000.00 | Alt. 1,957.00 |
| 7. | Smith Projects, Inc.              | Base 293,900.00 | Alt. 3,500.00 |

Mr. Castrodale recommended that bids be tabled for further review with possible awarding at the next meeting of this board on April 14, 2010. DeReamer moved to table as recommended, seconded by Duffy. Motion carried *viva voce*.

### SEWER & WATER DEPARTMENT:

David Scheiter requested that bids received for Sanitary Sewer Rehabilitation Project be open now and read into public record with a recommendation to table for review with possible awarding at the end of this meeting or next meeting at the latest. City Attorney, Morelock opened the bids and read the totals from lines 1, 15, 30, and 45 for the primary tabulation and recorded into the meeting minutes from those bidding this project.

- |     |                         |
|-----|-------------------------|
| 1.  | L & S Underground, Inc. |
| 1.  | 85.00 LF                |
| 15. | 1900.00 each            |
| 30. | 1,000.00 LF             |
| 45. | 200.00 LF               |
| 2.  | Miller Pipeline Corp.   |
| 1.  | 56.00 LF                |
| 15. | 1,750.00 each           |
| 30. | 360.00 LF               |
| 45. | 170.00 LF               |

Duffy moved to table for further review as recommended by Mr. Scheiter, seconded by Nichter. Motion carried *viva voce*.

David Scheiter requested permission to solicit quotes for work to be performed on the interior of the Weston Water Tower for the next meeting. Nichter moved to approve this request to solicit quotes for this work as mentioned, seconded by DeReamer. Motion carried *viva voce*.

### STREET / CEMETERY DEPARTMENT:

Greg Niece presented the Park Cemetery deeds for approval. DeReamer moved to approve the Park Cemetery Deeds as presented, seconded by Nichter. Motion carried *viva voce*.

Greg Niece recommended promoting Cecil Stanley from Truck Driver to Maintenance 1, effective with pay period beginning April 3, 2010 at the rate of \$17.41 an hour. Nichter moved to approve this promotion as presented, seconded by DeReamer. Motion carried *viva voce*.

Greg Niece recommended hiring Timothy Boyk at \$15.91 an hour as a Truck Driver, effective with pay period beginning April 3, 2010, pending his pre-employment drug screening and physical. Nichter moved to approve the hiring of Timothy Boyk as recommended by Mr. Niece, seconded by DeReamer. Motion carried *viva voce*.

**MISCELLANEOUS BUSINESS:**

Mayor DeReamer informed Board Members of a recent program he had learned about while attending Mayoral meetings and has started here in Greenfield called Bank on Greenfield for those individuals that are unbanked and need help with finances and how to work with a local bank. The banks that have signed on to help with this program include, Ameriana Bank, Family Horizons Credit Union, Flagstar bank, Greenfield Backing Company, National City Bank, Old National bank, and Star Financial Bank. The role out of this program will start April 1, 2010 as a partnership between City of Greenfield and the seven listed banking institutions listed above.

Mayor DeReamer also informed Board Members with their approval of hiring Buxton Corporation to conduct a study on helping the City of Greenfield decide which Commercial Developments might be a good mix for the city, those results are now in and shows approximately twenty businesses that would meet the criteria outlined for the City of Greenfield. Mayor DeReamer mentioned that several letters have already been sent out to those businesses to see if there is any interest on establishing a business here in Greenfield. Mayor DeReamer wanted to thank the committee members and Buxton Corporation for participating in the process and everyone has done an outstanding job putting this information together for the city.

Chief Roberts after reviewing the bids for Heart Monitors and AED's requested that all bids received be rejected and the Fire Department will re-bid for these items with more general specifications so more companies could possibly submit bids for this equipment. Being as the funds for this equipment will be coming from a Federal Grant and they require a minimum of two bids to be competitive in the process. DeReamer moved to reject the bids received to-day and allow Chief Roberts to solicit new bids with changing some of the specifications for the equipment, seconded by Duffy. Motion carried *viva voce*.

**PLANNING DEPARTMENT:**

Joanie Fitzwater requested that Board of Works and Public Safety hire Wayne Delong, AICP as a consultant on the Sign Ordinance revisions on an hourly basis, not to exceed \$2,000.00 and contract with Michael Terry, LSA as a consultant on the Sign Ordinance revision on a contract basis, not to exceed \$750.00. DeReamer advised that he was aware of the possibility to hire Wayne Delong and thought he would be a benefit to have on the team, but was unaware that we needed Michael Terry for sign graphics as part of our research. Nichter moved to approve contracting with Wayne Delong as outlined at this time, seconded by Duffy. Motion carried *viva voce*.

Joanie Fitzwater presented request from Jay Merlau for an extension of having a patio removed that encroaches into a utility easement. He had presented this same request for encroachment before this board and then again to the Board of Zoning Appeal in which both boards denied his request. His request is for an extension of time to remove the patio within 90 days from this date. Nichter moved to allow the request for an extension of time to 90 days from to-days date to have the patio removed from the encroachment, seconded by Duffy. Motion carried *viva voce*.

Joanie Fitzwater welcomed Joyce McCarty with Star Development requesting approval of the homes selected for the CDBG Grant to re-habilitate those homes. Ms. McCarty informed board members of the list of the five homes selected and that the dollar amount for each home was pretty much divided equally. Nichter moved to approve as presented, seconded by DeReamer. Motion carried *viva voce*.

Joanie Fitzwater requested at this time to conduct a Public Hearing for an unsafe building. DeReamer moved to recess the public meeting for the purpose of conducting a Public Hearing, seconded by Nichter. Motion carried *viva voce*.

Public Hearing; Property located at 311 West Fourth Street, owned by Larry Bruner and the reason for public hearing is in regards to unsafe building of a detached garage at this address. Duffy declared the Public Hearing no in session for the Hearing on the unsafe building as advertised. Ms. Fitzwater gave board members a brief timeline thus far from when this action was initiated and where the property owner is at during this time and that he was present for the hearing and asked that he please come forward at this time for his testimony. Mr. Larry Bruner came forward and was sworn in by City Attorney, Morelock for his statements regarding his property located at 311 W. Fourth Street and in particularly the detached garage at this location. He stated that from the last meeting were he was present that not much has happened with this building due to funds and the weather conditions. He has paid for trusses to support the roof and has ordered and has on site building blocks to extend the height of three sides of the building before the trusses can be installed. He also has contracted with a local contractor to have the blocks laid within the next couple of weeks weather permitting. Mr. Bruner requested that he be granted an additional 90 days for completing this work and bringing the garage into compliance with the city. He felt that the structure was very secure and only needed a new roof to close from the elements. Ms. Fitzwater asked if he had in fact purchased the trusses where were they at currently and how did he propose getting them delivered to this premise and how was he going to able to have them installed? Mr. Bruner stated the trusses were in Hancock County and he had at his disposal a trailer that was capable of hauling the trusses to his property and the means to raise the trusses once on-site. DeReamer questioned the integrity of what was being stated as this has been going on since July of 2005 and only promises have been made with no improvements to the garage and this concerned him about approving any additional time for completeness of the work. Nichter asked Jason Faucett, Building Inspector to come forward and be sworn in to answer some questions by the board. Nichter asked if he had been by the property in question lately. Mr. Faucett stated he last visited the property on March 17, 2010 when delivering the letter for this public hearing regarding the un-safe building. Nichter then asked if he was able to obtain quotes for demolition or repairs this building. City Attorney, Morelock stated that the city received one quote from Fisk Excavating, Plumbing and Septic Services, Inc., for demolition of \$4,600.00 only. DeReamer moved to close the public hearing, seconded by Duffy. Motion carried *viva voce*. Duffy declared the public hearing closed and the public meeting re-convened for conducting the business of the city. DeReamer asked Ms. Fitzwater if she had a recommendation for the board at this time? Ms. Fitzwater stated she realized this building was an eyesore and that something needed to be done. City Attorney, Morelock recommended that the city continue to monitor this situation and that the block be installed by the next meeting of this board on April 14, 2010, for continued progress and that the City Building Inspector continue to monitor the progress to make sure that these items are completed. City Attorney, Morelock advised that this matter be continued and that Mr. Bruner be present at the April 14, 2010 meeting and that a progress report be submitted to the Board of Works and Public Safety to insure that the work has been completed as outlined and committed to by Mr. Bruner. Nichter moved that we continue the decision on property at 311 W. Fourth Street, for two weeks or until the next meeting of this board on April 14, 2010, at which time we expect to have Mr. Bruner complete the block work completed and will send the Building Inspector out that day for inspection of the work completed and report back that afternoon to the Board of Works and Public Safety Members and then this board will act accordingly and they ask that Mr. Bruner be present at this meeting on April 14<sup>th</sup> at 4:00 p.m., seconded by Duffy. Motion carried *viva voce*.

#### **ADJOURNMENT:**

There being no further business to be brought before the Greenfield Board of Works and Public Safety, Nichter moved to adjourn the meeting at 4:57 p.m., seconded by DeReamer. Motion carried *viva voce*.

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Larry J. Breese, IAMC, MMC  
Clerk-Treasurer

Joe Duffy, Chairman  
Presiding Officer