

**BOARD OF PUBLIC WORKS AND SAFETY
MUNCIE, INDIANA**

1. Time & Place
2. Pledge of Allegiance
3. Members Present
4. Approval of the Minutes for January 2, 2025
5. Register of Claims
6. Approve Bid for Reconstruction Project of Columbus Ave.
7. Approve Bid for ADA City Wide Sidewalk Improvements
8. Ashton Land Surveyors presenting Road Dedication
9. Office of Community Development, approve contract for historic rehab with Old Westend Neighborhood Economic Redevelopment (OWNER)
10. Office of Community Development, approve HOME Investment Partnerships Program Agreement with Southern Terrace, LP.
11. Office of Community Development, Roofing Bids (4) various Properties
12. Adjournment

**BOARD OF PUBLIC WORKS AND SAFETY
CITY OF MUNCIE, STATE OF INDIANA
JANUARY 8, 2025
CLAIMS PACKET & MEETING MINUTES**

1. **Board of Public Works and safety, City of Muncie, State of Indiana, met in City Hall Auditorium, at 9:10 a.m.**
2. **Pledge of Allegiance**
3. **Roll Call Members Present:** Ted Baker – Lola Mauer – Linda Gregory
4. **Approval of the Minutes for January 2, 2025:** President Ted Baker entertained a motion to approve. Lola Mauer moved to approve minutes from the January 2, 2025 meeting as printed. Linda Gregory provided a second. Questions called. Motion passed by voice vote.
5. **Register of Claims:** Craig Wright, City Controller, wished to bring attention to a few claims:
 - ✓ Page 2 \$115,237 Computer Management & Consulting Jan-June 2025 IT contract.
 - ✓ Page 9 \$51,447.41 ESO Solutions Fire annual fees software.
 - ✓ Page 12 \$26,238.30 Fredericks ARP Crisis Ctr App #7.
 - ✓ Page 15 Accurate Striping 6 road striping invoices total \$117,362.95.
 - ✓ Page 19 \$247,404.91 GM Development Companies Fire Station #6 construction/design.
 - ✓ EFT \$143,228.22 UMR
 - ✓ EFT \$50,000 U.S. Dept. of HUD CD second installment of repayment of funds to HUD.
 - ✓ EFT \$47,893.41 Alternative Service Concepts WC/GL claims.
 - ✓ EFT \$293,631.25 US Bank 2019B bond payment Canal Dist./ Accutech.
 - ✓ EFTS \$269,326.25 UMR
 - ✓ EFTS \$76,925 Regions MRC District Refunding Bond series 2020.
 - ✓ Second run of utilities 01/03 \$7,686.66 Centerpoint Energy, Pitney Bowes, Verizon Wireless, AT&T, Indiana Michigan Power, Comcast.

Questions called. Linda Gregory mentioned a discussion she had with Mr. Wright prior the meeting regarding descriptions for minor amounts that are not what the Board requires, especially for credit card purchases. Linda Gregory moved to approve register of claims of **392 Records** for a total amount of **\$1,593,564.09** as presented. Lola Mauer provided a second. Questions called. Motion passed by voice vote.
6. **Approve Bid for reconstruction project of Columbus Ave.:** Adam Leach, City Engineer, explained this is for award of bid for Columbus Ave. In their packet, it was initially noted that the low bid was JG Case Construction Inc. for \$2,379,068.10. In the process of due diligence and as brought up by another contractor, it was discovered that JG Case is not INDOT pre-qualified which is a requirement through Indiana code Title 8. It is a requirement for those doing public road work in the state of Indiana for

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contracts over \$300,000 must be INDOT pre-qualified. This does not apply to utilities (which is different) for MSD, for example. That said, the second lowest bidder was **3D Company Inc.** with a bid of **\$2,394,000.00** and they *are* INDOT pre-qualified so meet all requirements of Title 8. Therefore, he along with legal counsel would recommend to award the bid to 3D Company on the basis of being INDOT pre-qualified while the lowest bid is not. President Baker confirmed this has been before legal counsel. Linda Gregory moved to approve the second lowest bid from 3D Company Inc. for the Columbus Ave. project. Lola Mauer provided the second. Questions called. Motion passed by voice vote.

7. **Approve Bid for ADA City Wide Sidewalk Improvements:** Adam Leach, City Engineer, explained this is for ADA sidewalk work throughout the City. It was a unit price contract so each item of sidewalk was bid independently and anticipate spending somewhere between \$150,000 to \$300,000 a year doing this. This is a 3-year contract with annual renewals meaning the contractor can come back as prices increase and obtain an adjustment with the City's agreement (so it's not one-way). BOW will have to approve that increase whenever it comes around. That said, there were four (4) bidders: Edward & Jones, DC Construction Services, FlatLand Resources, and E&B Paving. The low bidder was DC Construction but in examining their bid it was determined they had a fairly significant bust. DC did not consider: 1. This was a prevailing wage contract and 2. The cost of some of the materials exceeded the amount they bid without labor. They respectfully requested to withdraw their bid and in the interest of keeping things cordial it was allowed. The second lowest bid, which was responsive and had correctly priced items to include prevailing wage and costs of materials, was **FlatLand Resources** with a bid of **\$46,541.36** for all items together. That has already been read aloud by Linda at the 12/18/24 BOW Mtg. It is recommended to award the bid for ADA annual sidewalk work to FlatLand Resources. Leach has the contract for the board to execute as well. President Baker recalls that the withdrawn bid that was so significantly less that it was glaring. Leach confirms. Lola Mauer moved to approve the bid with FlatLand Resources for ADA sidewalk improvements. Linda Gregory provided the second. Motion passed by voice vote.
8. **Ashton Land Surveyors presenting Road Dedication:** Kathy Vannice, Ashton Land Surveyors, explained there was a parcel of land annexed several years ago at Morrison Road just south of Heron Pointe and across the street from the Copperfield Commons area. This property is in the city and what they are doing is dedicating 30 feet of road right-of-way for a plat of a subdivision. They did a one-lot subdivision of 1.85 acres of land and can't divide anything less than 5 acres per statute if it doesn't go through a platting process. So, would like to dedicate 30 feet of the road right-of-way which is the west side of the road on Morrison. Linda Gregory moved to approve the road dedication as presented. Lola Mauer provided the second. Questions called. Motions passed by voice vote.
9. **Office of Community Development, approve contract for historic rehab with Old Westend Neighborhood Economic Redevelopment (OWNER):** Gretchen Cheesman, Director of Community Development, has a contract with Old Westend Neighborhood Economic Revitalization Corporation for the second phase of reconstruction/rehabilitation of the building at 719 W. Charles St. The amount of the contract is \$126,527 which will be used to remove a rear addition on the building as well as a several structural issues in the basement that wasn't viewable until they got right on top of it. They plan to do some shoring up of the rear wall, tear the rear of the building off and make it weather-tight for the next phase. Lola Mauer asks what the building is currently being used for. Cheesman informed the building is vacant right now and will become four (4) supportive housing units that will eventually end up as part of the big permanent supportive housing project funded by the state. In order for them to be able to pass this building off to them when that time comes, it has to be structurally sound. Lola Mauer moved to approve the contract with OWNER. Linda Gregory provided the second. Questions called. Motion passed by voice vote.
10. **Office of Community Development, approve HOME Investment Partnerships Program Agreement with Southern Terrace, LP.:** Melissa Poulin, HOME Investment Partnerships Program Coordinator for the Office of Community Development, presented a contract with Southern Terrace LP for their 2023 HOME

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grant in the amount of \$199,000. This is going to fund a project which will ultimately develop 50 housing units relatively scatter-built across a couple different parcels of which four (4) of those will be the HOME-assisted units for low-income households. Lola Mauer moved to approve the contract with Southern Terrace. Linda Gregory provided the second. Questions called. Motion passed by voice vote.

- 11. Office of Community Development, Roofing Bids (4) Properties:** Nikita Adams, Community Development Planner, informed they have changed the way they are doing the roofing on their homeowner rehabilitation projects with that contract being approved (as of now) last year. They are having a contractor work through them and reach out to the actual roofing contractors themselves for them to submit bids that way. Linda Gregory states there were four (4) bids all from the same bidder out of New Castle, **Regal Roofing & Construction** on four (4) different properties.


200 E. Carver (roof only)	\$9,388
Monroe (roof & gutters only)	\$24,813
1937 W. 16th (roof)	\$5,677
(roof & gutters only)	\$10,000

Matter taken under advisement.

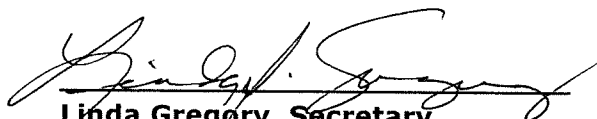
- 12. Adjournment:** President Baker gave a quick shout out to Suzann Seifert who loyally watches the Board of Works meeting every week. He saw her at Subway the other day and just wanted to thank her and anybody else that watches online. They appreciate the involvement from afar and provide thanks for the interest in our community. There being no further business President Ted Baker adjourned the meeting at 9:03 a.m.

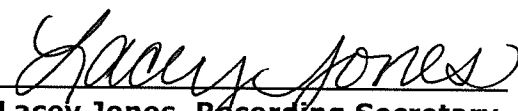
We will meet next Wednesday, January 15 at 9:27 a.m.

Board of Public Works and Safety


Ted Baker, President


Lola Mauer, Vice-President


Linda Gregory, Secretary


Lacey Jones, Recording Secretary