

BOARD OF PUBLIC WORKS AND SAFETY
MUNCIE, INDIANA

1. Time & Place
2. Pledge of Allegiance
3. Members Present
4. Public Hearing to Offer Real Property for Sale to Abutting Land Owners IC 36-1-11-5
5. Approval of the Minutes for the July 7, 2021
6. ARC Innovations Inc., Contract for Working Capital Assistance
7. FYI – Neighborhood Parking Permit Application is now on the City of Muncie's Web Site
8. Consideration Register of Claims
9. Resolution # 2021-02
10. Acceptance of Asphalt Paving Quotes for Cooley Park
11. Exhibit "A" Supplemental on-Call Contract for Construction Services
12. Street Closing Application from Erin Lovall, East Central Neighborhood Association "Old Washington Street Festival"
13. Street Closing Application from Anitra Davis, Muncie City Council "Juneteenth Committee/Minority Health Coalition"
14. Street Closing Application from Kimberly Ferguson, Patterson Block Muncie LLC and Pink Leaf: A Learning Center
15. Noise Exemption Authorization from Krystal Linder 3213 S. Opechee Dr.
16. Noise Exemption Authorization from Willy Johnson owner of Romie's 904 E. Willard
17. FYI – Reminder the Board will open bids for Street Paving next week
18. Adjournment

BOARD OF PUBLIC WORKS AND SAFETY
CITY OF MUNCIE, STATE OF INDIANA
July 14, 2021 MINUTES

1. Board of Public Works and Safety, City of Muncie, State of Indiana, met in the City Hall Auditorium, at 9:00 A.M.

2. **Pledge of Allegiance**

3. **Roll Call Members Present:** Linda Gregory - Lola Mauer – Absent-Ted Baker

President Gregory called the Public Hearing to Order at 9:00 a.m.

4. **Public Hearing to Offer Real Property for Sale to Abutting Land Owners IC 36-1-11-5:** Zane Bishop, Community Development Planner stated that the four properties, 214 W 5th, 814 S Hackley, 311 S Liberty, 723 S Liberty, and 2105 W 15th, will be going directly to sale for abutting land owners only. This cuts down on some of the processes and costs to get to the point of sale. Zane Bishop states that the 2105 W 15th property is also for public sale. President Gregory asked for any further comments or questions. Ed Conatser, FC Tucker, 723 S Liberty is a lot that ISI has been working to get for seven to eight years, asked for the procedure for the application. Zane Bishop states the procedure for all properties will be to fill out an application. Notices of public sale will be published in the newspaper for the abutting landowners and certified letters will be sent to adjoining property owners as well.

President Gregory closed the public hearing at 9:04 a.m.

5. **Approval of the Minutes for the July 7, 2021:** President Gregory entertained a motion to approve. Lola Mauer moved to approve minutes from the July 7, 2021 meeting as printed. Linda Gregory provided the second. Motion passed by voice vote.
6. **ARC Innovations Inc., Contract for Working Capital Assistance:** Gretchen Cheeseman, Director of Community Development, stated there is a contract for working capital for ARC incorporation contract amount for \$349,388 reimbursement from April of 2020 for utilities and some rent up to the \$349,388 amount. President Gregory entertained a motion to approve. Lola Mauer made motion to approve. Linda Gregory provided the second. President Gregory asked for any further questions or comments. Linda Gregory asked if it was part of the ARP funding. Gretchen Cheeseman provided the response that it is part of the Cares Act. Motion passed by voice vote.
7. **FYI – Neighborhood Parking Permit Application is now on the City of Muncie's Web Site:** President Gregory stated that the neighborhood parking permit application is now available online.

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8. **Register of Claims:** Craig Wright, City Controller commented there is a few claims I would like to bring to your attention. **Page #2** claim for **\$7,879.04** to the Star Equipment Finance for the 2020 Ford Escape for the Building Commissioner's Office, this is a twice a year payment. **Page #4** a claim for **\$41,304.90** to Indiana Michigan Power for our monthly traffic signals and streetlights. **Page #4** a claim for **\$47,059.50** to the Delaware County Treasurer for an inter-local agreement with the county prosecutor, a yearly payment. **Page #6** a claim for **\$290.75** to the Midwest Toxicology Services is an explanation for the 10/10/2020 paid missing invoice. Note for the grant that was just approved was posted for \$349,388, Fund 479 ARC Innovations Cares Grant. The Board of Works Fund 180 of **\$325,000** to Village Promenade, from the ARP fund distribution. Most of the claims were utilities. President Gregory asked for further questions or comments. Linda Gregory stated on **Page #4** under Board of Works utilities, AT&T the description is Council - 6/20/2021, asked for it to be corrected due to the Council not having any funds. Linda Gregory stated on **Page #6** under gas and oil for Muncie Fire Department, asked for the clarification of MFD-87E10+-PDX4. Craig Wright clarified it is for MFD's fuel.

President Gregory entertained motion to approve this week's claims. Lola Mauer made motion to approve register of claims **185 Records** for a total amount of **\$858,862.88** as presented. Linda Gregory provided the second. Motion passed by voice vote. President Gregory asked for any other comments or questions about the claims.

President Gregory asked if there were any further questions. Motion passed by voice vote.

9. **Resolution # 2021-02:** Zane Bishop stated the 4 properties stated before will be available to abutting land owners. This is a more feasible method to get to the point of sale. President Gregory asked for any further comments or questions. Linda Gregory asks if the abutting landowners were not interested, what would the process be then. Zane Bishop stated the properties would be available for public sale after September 6, 2021. Linda Gregory asked what the process to that is. Zane Bishop stated he would send a certified letter to the abutting land owners with the minimum prices outlined, and then if no offers are sent from abutting land owners by August 3, 2021 at 3 pm then wait 30 days, the following September 6th the properties could be available to anyone for any price. Linda Gregory stated that the resolution is specific to these five properties. Zane Bishop stated that is correct. Gretchen Cheeseman, Community Development asked what is the first offering for the appraised value of the lot. Zane Bishop stated he worked with the attorney on this process, the minimum initial offering process are for the lowest value of any kind, based on either the appraised value or the assessed value. Linda Gregory added for the public that the offering prices range from \$500 to \$11,500. Zane Bishop stated the \$11,500 for the public sale of 2105 W 15th St., which is public sale, appraised value following state code. Gretchen Cheeseman stated if you do not get an offer for the lot at the appraised value, then you have to wait 30 days and you accept offers up to a certain time and take the highest offer. Zane Bishop stated there would no longer be a deadline so it would be first come first serve after, but you have the right to reject any offer received. Lola Mauer moved to approve Resolution #2021-02 as presented. Linda Gregory provided the second. Motion passed by voice vote.

10. **Acceptance of Asphalt Paving Quotes for Cooley Park:** Brian Stevens-Hotopp, City Engineer, we solicited quotes for the resurfacing of the parking areas surrounding Cooley Park. Engineers estimate less than \$50,000, we want to present to Board of Works for approval of DC Construction's quote.

DC Construction 9465 Counselors Row #200 Indianapolis, IN 46240	E&B Paving 286 W 300 N Anderson, IN 47012	Hendricks County Paving P.O. Box 334 Plainfield, IN 46168
\$42,642.00	\$47,153.00	\$95,361.00

Brian Stevens-Hotopp requests that the Board approve this and write a notice to proceed to DC Construction. The funds that would be paying for this are coming out of the project funds for Colley Park in general. President Gregory entertained a motion. Lola Mauer made motion to approve. Linda Gregory provided second. President Gregory asked for any further questions or comments. Motion passed by voice vote.

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11. **Exhibit "A" Supplemental on-Call Contract for Construction Services:** Brian Stevens-Hotopp, City Engineer stated there is currently an on-call that Flatland Resources has with The City of Muncie for \$75,000. This includes hourly rates for construction services for a design-build concept at Cooley Park. Additionally, it increases their total contract to not exceed the amount of \$75,000 to \$100,000. Brian Stevens-Hotopp asked the Board to consider both of the changes to the existing contract with Flatland Resources. President Gregory entertained a motion. Loa Mauer made a motion to approve. Linda Gregory provided second. Linda Gregory stated the original agreement date was January 27, 2021, how long is this in force. Brian Stevens-Hotopp stated it has a one-year term, one-year on-call. President Gregory asked for any further comments or questions. Motion passed by voice vote.
12. **Street Closing Application from Erin Lovall, East Central Neighborhood Association "Old Washington Street Festival":** Erin Lovall, Board Member for the East-Central Neighborhood Association, the festival will be the weekend of September 18th and 19th, looking for closures for the afternoon for the 17th through the 19th. Streets closed will be Washington from Madison to Beacon and Monroe, Vine, Pershing, Hackley, Ebright, and Beacon from Main to Gilbert. President Gregory entertained a motion to approve. Lola Mauer made motion to approve. Linda Gregory Provided second. President Gregory asked for any further questions or comments. Motion passed by voice vote.
13. **Street Closing Application from Anitra Davis, Muncie City Council "Juneteenth Committee/Minority Health Coalition":** Brian Stevens-Hotopp, City Engineer, presented street closing to the Board. Linda Gregory stated the closing will be a portion of McCullough Park Drive, on Saturday, July 17th, 2021 2:30 to 9:00 pm. President Gregory entertained a motion. Lola Mauer made motion to approve. Linda Gregory provided second. Motion passed by voice vote.
14. **Street Closing Application from Kimberly Ferguson, Patterson Block Muncie LLC and Pink Leaf: A Learning Center:** Kimberly Ferguson, owner of Patterson Black Muncie and Pink Leaf Learning Company, stated there is an event planned for August 5th, 2021. Kimberly Ferguson stated she reached out to all other business owners in the area of the street closure and attached the responses of the owners. The closure will occur on August 5, 2021 on Walnut between Jackson and Main between the hours of 4:00 pm and 8:30 pm. President Gregory entertained a motion to approve. Lola Mauer made motion to approve. Linda Gregory provided second. President Gregory asked for any further questions or comments. Motion passed by voice vote.
15. **Noise Exemption Authorization from Krystal Linder 3213 S. Opechee Dr.:** Krystal Linder, is having a wedding at 3213 S Opechee Dr. on August 21, 2021 from 6:30 to 11:30 pm. President Gregory entertained a motion to approve. Lola Mauer made motion to approve. Linda Gregory provided second. President Gregory asked for any further questions or comments. Motion passed by voice vote.
16. **Noise Exemption Authorization from Willy Johnson owner of Romie's 904 E. Willard:** Willy Johnson, owner/operator of Romie's, an event occurring on July 17, 2021 from 7:00 pm to 1:00 am. President Gregory entertained a motion. Lola Mauer made motion to approve. Linda Gregory provided second. President Gregory asked for any further questions or comments. Motion passed by voice vote.
17. **FYI – Reminder the Board will open bids for Street Paving next week:** Brian Stevens-Hotopp stated we will be opening paving bids for 2021 projects at the next Wednesday's board meeting. This week there are several ads going out in the paper for additional paving projects in the Morrison area.
18. **Adjournment:** There being no further business President Gregory adjourned meeting at 9:31 a.m.

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We will meet next Wednesday, July 21, 2021

Board of Public Works and Safety


Linda Gregory, President

Ted Baker, Secretary

Lola Mauer, Vice-President


Linda Hayes, Recording Secretary