

November 6, 2024

The Board of Public Works and Safety met in regular session in the Council Chambers on Wednesday, November 6, 2024, at 9:00 A.M.

Present: Mayor Dermody, Jessica Romine, Mark Kosior

Absent:

Annette Loeffler led the Pledge of Allegiance.

Approval of Minutes

Each member received an advance copy of the minutes. Mayor Dermody asked if there were any additions or corrections.

Motion/Vote – Approval of Minutes

Ms. Romine made a motion to approve the minutes as presented; motion seconded by Mr. Kosior and unanimously carried.

Public Comment

None

Claims Approval

Clerk-Treasurer Parthun presented Payroll from October 25, 2024 in the amount of \$527,199.05.

Motion/Vote – Approval of October 25, 2024 Payroll

Mr. Kosior made a motion to approve the October 25, 2024 Payroll as presented; motion seconded by Ms. Romine and unanimously carried.

Clerk-Treasurer Parthun presented Civil City Claims in the amount of \$588,040.10.

Motion/Vote – Approval of Civil City Claims

Mr. Kosior made a motion to approve the Civil City Claims as presented; motion seconded by Ms. Romine and unanimously carried.

Clerk-Treasurer Parthun presented Sewage Claims in the amount of \$164,767.17.

Motion/Vote – Approval of Sewage Claims

Mr. Kosior made a motion to approve the Sewage Claims as presented; motion seconded by Ms. Romine and unanimously carried.

Clerk-Treasurer Parthun presented Water Claims in the amount of \$47,610.99.

Motion/Vote – Approval of Water Claims

Mr. Kosior made a motion to approve Water Claims as presented; motion seconded by Ms. Romine and unanimously carried.

Fire Training Tower: Engagement Letter

Clerk-Treasurer Parthun presented Fire Training Tower: Engagement Letter. Clerk-Treasurer Parthun stated this is from Bakertilly and is two parts: a master services agreement, which outlines the general terms of Bakertilly's engagement with the city, and the scope appendix, which applies specifically to this transaction. Clerk-Treasurer Parthun stated her request is for board approval for Bakertilly's assistance with the Fire Training Tower financing through Indiana Bond Bank. This funding will be complete and funded on November 13th.

Motion/Vote – Approval of Fire Training Tower: Engagement Letter

Ms. Romine made a motion to approve Fire Training Tower: Engagement Letter as presented; motion seconded by Mr. Kosior and unanimously carried.

Fire Training Tower: Parity Report

Clerk-Treasurer Parthun presented Fire Training Tower: Parity Report. Clerk-Treasurer Parthun read what was sent by Bakertilly. The 2024 fire tower bonds are being issued on parity with the 2023 fire truck bonds. The city is piggybacking onto the 2023 approvals for the fire truck bond and Bakertilly is helping to prepare a parity report for this. Clerk-Treasurer requested approval of this contract with Bakertilly to help prepare the parity report.

Motion/Vote – Approval of Fire Training Tower: Parity Report

Mr. Kosior made a motion to approve Fire Training Tower: Parity report as presented; motion seconded by Ms. Romine and unanimously carried.

Conflict of Interest Disclosure: Lauren Huffman

Clerk-Treasurer Parthun presented Conflict of Interest Disclosure: Lauren Huffman. Clerk-Treasurer stated Lauren Huffman is a City Council member and does list a conflict of interest as she does work for Indiana Department of Transportation. The request is for approval for this conflict of interest. Once the document is signed, it will be filed with the county and then put on the Indiana Gateway website.

Motion/Vote – Approval of Conflict of Interest Disclosure: Lauren Huffman

Ms. Romine made a motion to approve Conflict of Interest Disclosure: Lauren Huffman as presented; motion seconded by Mr. Kosior and unanimously carried.

Department Head Reports

Human Resources: Human Resources Director Andrea Smith reminded everyone that open enrollment is currently happening and will run through November 15th. Ms. Smith noted due to Mayor Dermody's due diligence, there are no premium changes for 2025. If changes need to be made, now is the time to do it. Please call the Human Resources department to schedule an appointment to meet one on one. A traditional open enrollment will not take place this

year because of the information sessions held at the Civic Auditorium when we switched to Anthem from UMR.

Communications: Communications Director Jessica Spoljaric stated she had nothing to report but expressed her excitement to return to work. Mayor Dermody and the other board members congratulated Ms. Spoljaric on her new addition and expressed their excitement and appreciation to have her back.

Water: Water Superintendent Tim Werner reported they will be moving forward with two new test wells in Soldiers Memorial Park, across the street from where the new wells were put in. Mr. Werner stated they will be bringing a contract before the Board of Works in the near future. Mr. Werner reported maintenance crews on Park Street and Seivers Road remain on schedule and the project has been going well. In addition, Mr. Werner stated they have been having issues at the Kankakee well field due to a really old electric switch gear box. They have lost a couple motors due to surges going through the switch gear and mcc panel. Mr. Werner stated they do have an emergency bid out to KB Electric to find the equipment. There is approximately a six-month wait for the equipment to come in. The estimated cost for the switch gear equipment is \$70,000. Mr. Werner stated he did put this on his capital project list for next year and because the equipment won't arrive until 2025, it should not cause any budget issues. This wellfield supplies approximately 35% of the water to the East plant, which does approximate 65-75% of the pumping making it an important wellfield to get back online.

Wastewater: Wastewater Superintendent Jerry Jackson reported TGB is back in town connecting customers on McClung Road to the sewer system. They started on Monday and should be done by next week.

Code: Code Enforcement Director Jeff Batchelor reported citizens did an excellent job during fall clean up. However, they are beginning to see garbage and large items placed by the street. Mr. Batchelor reminded citizens that it is not the city's responsibility to clean up these items, it is the responsibility of the homeowner or whoever is renting the property. Mr. Batchelor stated they have started fining people for leaving items out by the road and not cleaning them up. In addition, Mr. Batchelor reminded everyone that has dogs to keep them on a leash when walking them or going to the park. Not all dogs get along well with other dogs and animals. Mayor Dermody also reminded citizens to carry a bag and clean up after their dogs.

Street: Street Superintendent Mike Frazee reported they have begun leaf pickup and will make three rounds throughout the city picking up leaves. In addition, Mr. Frazee reported they will be putting up the Christmas tree on November 18th.

New Business:

Arnco Properties, LLC Infrastructure Reimbursement Agreement

City Attorney Nick Otis presented Arnco Properties, LLC Infrastructure Reimbursement Agreement. This is a senior living facility located in the 39 N area. Attorney Otis stated this project has already been approved by the Redevelopment Commission and requested Bert

Cook to speak about the specifics of this project. Executive Director of the LaPorte Economic Advancement Partnership Bert Cook stated this project has been discussed previously. The facility is called the Bellargo Senior Living Facility, the building is approximately 48,000 square feet and a \$16 million investment into the 39 N area. The facility will consist of 63 assisted living rooms and 37 memory care rooms. Mr. Cook stated the agreement brought before the board is an agreement for assisting with some of the infrastructure, including the public roadway that will serve the site. Mr. Cook stated the request is for approval of \$134,150.62 in ARP funds and then a \$76,720.57 subsidy for infrastructure. Mr. Cook Stated the way the agreement is written, the \$76,720.57 will come from the County Redevelopment Commission but has not yet been approved by the County Redevelopment Commission. If this agreement is approved by the Board of Works, it will go before the County Redevelopment Commission for approval. Mr. Cook clarified; the request today is for permission for the ARP funds in the amount of \$134,150.62. Mr. Kosior questioned if there was a path forward, if the County Redevelopment Commission does not approve, that will not affect the City's budget. Mr. Cook stated whether the County Redevelopment Commission approves or not, they will move forward and are only requesting the ARP funds from the City of La Porte.

Motion/Vote – Approval of Arnco Properties, LLC Infrastructure Reimbursement Agreement

Ms. Romine made a motion to approve Arnco Properties, LLC Infrastructure Reimbursement Agreement as presented; motion seconded by Mr. Kosior and unanimously carried.

Sewer Facilities Easement Agreements: DBK Building Partnership, LLC and Westgate Place, LLC

City Attorney Nick Otis presented Sewer Facilities Easement Agreements: DBK Building Partnership, LLC and Westgate Place, LLC. Attorney Otis stated these are both for the same project going over two parcels. This allows us to put in sewer facilities in the area where we do not currently have them. Executive Director of the La Porte Economic Advancement Partnership Bert Cook stated they have worked together with Kabeline's to come up with a development plan for this area and they are working on a nice commercial development. Wastewater Superintendent Jerry Jackson stated the city does not have a public sewer on State Road 2. Kabeline has a private sewer that runs through their parking lot all the way to 5th Street. Mr. Jackson stated this sewer system was a very poor system that served a number of customers. This agreement will build a public sewer system across the new development that will serve these customers and support new development. Attorney Otis stated there is a payment of \$25,000, \$1,250 for each LLC and is a significant benefit to the city and overall a relatively small cost of the extension. Mr. Kosior questioned where these funds would come from. Mr. Jackson stated they would come from wastewater depreciation.

Motion/Vote – Approval of Sewer Facilities Easement Agreements: DBK Building Partnership, LLC and Westgate Place, LLC

Mr. Kosior made a motion to approve Sewer Facilities Easement Agreements: DBK Building Partnership, LLC and Westgate Place, LLC as presented; motion seconded by Ms. Romine and unanimously carried.

Resolution for Depot Agreement

City Attorney Nick Otis requested signature of a resolution authorizing Mayor Dermody to sign the necessary documents with Meridian Title for the Depot Building. Attorney Otis stated the donation agreement with Norfolk Southern has already been approved and the closing will more than likely take place before the next Board of Works meeting. Meridian Title requires a signed resolution to allow Mayor Dermody to sign.

Motion/Vote – Approval of Resolution for Depot Agreement

Ms. Romine made a motion to approve Resolution for Depot Agreement as presented; motions seconded by Mr. Kosior and unanimously carried.

McClung Rd Change Order #2

Wastewater Superintendent Jerry Jackson presented McClung Rd Change Order #2 in the amount of \$56,683. Mr. Jackson stated this primarily serves the VFW which was annexed in. Mr. Jackson stated the VFW gave the city an easement as part of the annexation and this will service the parcels on the North side of Fish Trap Lake. Mr. Jackson stated the VFW is an outfit we would like to support and recommends approval.

Amended Motion/Vote – Approval of McClung Rd Change Order #2

Mr. Kosior made a motion to approve McClung Rd Change Order #2 as presented; motion seconded by Ms. Romine and unanimously carried.

Kubota Quotes

Wastewater Superintendent Jerry Jackson presented Kubota Quotes. Mr. Jackson stated these quotes are for a four-wheeler utility vehicle that is used to drive around the treatment plant property. It does have a bed on the back that is used to carry pumps and tools, and it is also used in the winter to plow snow. The current UTV is approximately 10 years old and needs to be replaced. Four quotes were received.

Maxim – Merrillville, IN - Can-Am - \$33,209.97

Kersting's – North Judson, IN – LandMaster Vehicle - \$21,099.00

Kersting's - North Judson, IN – Yamaha - \$16,823.00

Riggs – La Porte, IN – Kubota -\$21,600.00

Mr. Jackson stated the low bid is from Kersting's for the Yamaha, however, his recommendation is for approval of the purchase of the Kubota from Riggs in the amount of \$21,600. Mr. Jackson stated the Kubota is a diesel and better for maintenance purposes and also has twice the load capacity that the Yamaha has, and they do use it to carry very heavy equipment. Mayor Dermody questioned what they would do with the old UTV. Mr. Jackson stated they will not keep it. They typically have an auction to get rid of equipment, but they have not had one in some time.

Motion/Vote – Approval of Kubota Quotes from Riggs

Ms. Romine made a motion to approve Kubota Quote from Riggs as presented; motion seconded by Mr. Kosior and unanimously carried.

Slicer Pathway

City Engineer Nick Minich stated that bids for the Slicer Pathway were previously opened, and he has not yet been able to make a recommendation because the amount of work needed to be done to ensure it is a successful project and the associated costs exceed current available funds. Mayor Dermody recognized this is a great project for the safety of the kids and stated that it will be worth the wait to save the funds needed for the project.

Open Bids – 2024/25 Street Paving

City Engineer Nick Minich presented bids for 2024/25 Street Paving. Mr. Minich noted that we do not have notices of what community crossing grant funds we have received but would like to be ready to go once we do receive that information. Cleark-Treasurer Parthun stated this was published in the Herald Dispatch on October 18th and October 25th and two bids were received.

Reith-Riley Construction - \$3,674,094.04
Milestone Contractors LP - \$3,249,581.04

Mr. Minich stated because they are waiting on the award notices from the State, they will have plenty of time to look through these bids and make a decision when the funding is known.

Motion/Vote- Approval of Open Bids – 2024/25 Street Paving

Ms. Romine made a motion to approve bids for 2024/25 Street pending Engineering and Legal approval; motion seconded by Mr. Kosior and unanimously carried.

Chessie Trail Phase 2 Change Order #1

City Engineer Nick Minich presented Chessie Trail Phase 2 Change Order #1. Mr. Minich stated this project is starting to wrap up and come to an end. This change order removes the thermoplastic. Mr. Minich stated they have been working with INDOT and came to an agreement with what INDOT preferred and it has worked out in the city's favor, reducing the overall contract price by \$27,265.73. Mr. Minich recommends approval.

Motion/Vote – Approval of Chessie Trail Phase 2 Change Order #1

Mr. Kosior made a motion to approve Chessie Trail Phase 2 Change Order #1 as presented; motion seconded by Ms. Romine and unanimously carried.

Lincoln Walk Striping Quote – Accept and Recommendation

City Engineer Nick Minich presented Lincoln Walk Striping Quote - Accept and Recommendation. Mr. Minich provided an overview of the project, stating they are continuously working on ways to reduce truck traffic and make the downtown area more

business-friendly and family friendly with tactical urbanisms, or low-cost interim solutions. Mr. Minich stated with the use of paint and delineators, what we visually see as Lincolnway will narrow, reducing the pedestrian crossing distance and make vehicles more aware of the things around them. Mr. Minich stated three quotes for striping were solicited from three different companies and once quote was received back.

Pro Drive – in the amount of \$36,580.

Mr. Minich stated the Street Department will coordinate and assist with traffic control in addition to installing the delineators. The request is for approval of the contract amount of \$36,580. Pro Drive is ready to begin work as soon as possible, weather permitting. \$10,000 of this project will be paid from the restricted fund and the remainder will be paid by the UEA. There will be an additional \$8,000 cost for bollards.

Motion/Vote – Approval of Lincoln Walk Striping Quote - Accept and Recommendation

Mr. Kosior made a motion to approve Lincoln Walk Striping Quote - Accept and Recommendation as presented; motion seconded by Mayor Dermody and unanimously carried. Member Romine abstained.

701 Washington Street Quotes

Mayor Dermody stated the city has a building at 701 Washington Street and they will be doing some updates to the windows and garage doors among other things paid from the ARP fund. Mayor Dermody stated we have set a standard within the city of our expectations within the city and it is important that we do what we are asking others to do as well. Code Director Jeff Batchelor stated three quotes were solicited and one quote was received back.

Phoenix Glass – in the amount of \$25,349.

Mr. Batchelor stated the quote looks good and everything is filled out appropriately.

Motion/Vote – Approval of 701 Washington Street Quotes

Mr. Kosior made a motion to approve Phoenix Glass quote pending Department Head and legal review; motion seconded by Ms. Romine and unanimously carried.

Unfinished Business

Mayor Dermody reminded everyone that Monday is Veteran’s Day and encouraged everyone to come to the Civic Auditorium to support and thank our veterans for all they do and have done. This is a one-hour program with the Middle School.

Other Business:

Next regularly scheduled meeting: Tuesday November 19, 2024 at 9 A.M.

Adjourn

There being no further business, Ms. Romine made a motion to adjourn; motion seconded by Mr. Kosior and unanimously carried.

Approve: _____
Thomas P. Dermody, Mayor

Attest: _____
Courtney Parthun, Clerk-Treasurer

Approved: November 19, 2024