

**BOARD OF WORKS  
TUESDAY, DECEMBER 27, 2016  
5:00 P.M.**

Mayor Ryan Daniel – Present  
Clerk Treasurer Rosie Coyle – Present  
Attorney Marcia McNagny – Absent  
Daniel Weigold – Present  
Walt Crowder – Present

The Columbia City Board of Works met in regular session with all members present, Mayor Daniel presiding.

**MINUTES** Motion was made by Weigold to approve an overview of the December 13, 2016 meeting minutes as presented, Crowder seconded the motion, all voted aye.

**WARRANTY AGREEMENT – QUAIL RIDGE** Mayor Daniel explained this project was very different from any other project we have done, subdivision wise, because they put in the homes and then put in the infrastructure. He shared this had to do with cash flow; for a market rate type development they do not have the tax credits. He advised in order for them to get Certificate of Occupancy they needed to have some of this dedicated over. He shared this has gone through our department heads, Jeff Walker and Nathan Bilger.

Mayor Daniel explained the sanitary sewer was the gravity portion only; the lift station and force main would not be accepted tonight. He advised the force main had been inspected and approved but the lift station had not yet. He shared the water mains looked good as well as the storm water. He advised the streets would not be public until next year. Dan Weigold questioned if they had the as-builts. Mike Shoda was under the assumption that they did not have them for water or storm water yet. He advised the warranty period for water and sewer would not start until the as-builts were received. Mayor Daniel knew that Mick Cseri had the as-builts for sewer but they did not think they could get the water and storm water as-builts here in time for the meeting. He shared the agreement has been if we do not have the as-builts by the time the streets are surfaced then we would not accept the streets as public.

Dan Weigold felt with this project they needed to make sure I's were dotted and T's crossed; he wanted to make sure we were not being taken advantage of. He shared that he has had some conversations on the street lighting in that there seemed to be more demands than what was planned. Mayor Daniel advised there were differences in opinions on what the street lighting should be but thought they were able to work things out. He agreed this has been a very challenging development but felt at the end of the day it would be good for our community.

Walt Crowder questioned if John Gotz signed off on this particular location for storm water. Mayor Daniel explained John's contract was for the minimum control measures during the construction phase not for the actual completion. He shared that he has talked with Mike Shoda and he is the one who should be reporting on it. Walt Crowder questioned if the as-builts were accessible to all of the utilities. Mike Shoda advised they watched how the water mains were put in but they do not know how the tap was run and was why they needed the as-builts. Mayor Daniel advised Mick Cseri has the as builts so they were accessible to our utility superintendents.

Mayor Daniel felt they could do the warranty date for the gravity portion of the sewer as of today but for the water and storm water they could make it contingent on when we get the as-builts to start the warranty period.

Walt Crowder confirmed the City has no ownership at this moment and everything would still fall under the builder group. Mayor Daniel advised that was correct. Crowder confirmed we were comfortable with the gravity portion but we still do not

have ownership. Mayor Daniel shared if the Board would accept the warranty for the different utilities they would become public but if anything goes wrong the developer has to take care of it for one year. He advised everything was ready to go except for this one hang up of getting the as-builts to our GIS department.

Motion was made by Mayor Daniel to accept the construction warranty time period of 1 year for the gravity portion of the sanitary sewer for Quail Ridge and accept the warranty period for the water mains, fire hydrants and associated fittings and the storm drainage infrastructure starting 1 year after the as-builts were received by the City of Columbia City; that the streets would remain private for the moment as they were not requesting construction warranty and public acceptance of that infrastructure, Weigold seconded the motion.

Walt Crowder questioned if they should put a cap on the time. Mayor Daniel felt if they do not get us the as-builts it would all remain private and would be on their dime.

Upon the motion, all voted aye.

**GRANT OF EASEMENT – IDEAL SUBURBAN HOMES** Mayor Daniel explained this would be deeding an easement over to us for utility purposes so they can put the electric infrastructure in for Oakdale Ridge.

Motion was made by Mayor Daniel to approve the grant of easement between the City of Columbia City and Ideal Suburban Homes for utility purposes as presented, Crowder seconded the motion, all voted aye.

**RIGHT OF WAY/CURB CUT AGREEMENT – INDIANA FIBER NETWORK** Mayor Daniel noted this was for the company who finished construction before the Board could approve the agreement. He explained they were working to put in a new fiber optic route.

Mayor Daniel advised he did not have that big of an issue with expanding fiber in our community but did have an issue with where they were laying the fiber; in some sections there was limited right of way, some of it was State right of way. He felt there were a lot of questions that have not been answered yet. He shared that Mike Shoda has tried to connect with them but has yet to do so, which poses a concern. Mayor Daniel felt it may be worthwhile for them to come over to talk about the route and the challenges we see.

Mayor Daniel considered the issue tabled until they could work through some of the challenges. He requested Rosie Coyle send an email notifying them of the Board's action and to contact Mike Shoda.

**BILLS** Motion was made by Weigold to pay the bills as presented in the amount of \$803,061.39, Crowder seconded the motion, all voted aye.

**OFF STREET PARKING - SPENCER AND LINE STREET** Dan Weigold reported the Parking Committee met to discuss the parking at Spencer and Line Street to help with the congestion. He advised the ordinance was in place but still needed to get the lines painted.

Having no further business to discuss the meeting was adjourned.

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Mayor Ryan Daniel

Attest:

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Clerk Treasurer Rosie Coyle