

City of Decatur
Board of Public Works & Safety Minutes
January 15, 2019

The City of Decatur Board of Public Works and Safety members met on Tuesday, January 15, 2019 at 6:00 P.M. at City Hall in Council Chambers, 172 N. Second Street. Members present were Craig Coshow, Bill Karbach and Mayor Ken Meyer. Also present were City Attorney, Tim Baker and Clerk-Treasurer, Phyllis Whitright.

The Clerk-Treasurer had emailed the minutes from the January 2, 2019 meeting. Coshow made a motion to approve the minutes. Karbach seconded the motion. Motion carried.

Kevin Hackman, Utilities Auditor and Karey Fuelling, Wastewater Supt., presented the contract for the asset management for the wastewater treatment plant. Four (4) companies had been considered and then two (2) were selected for demonstration purposes. Hackman noted that the two (2) companies had then merged. Thus, he recommended the quote from Maintenance Connection with an upfront cost of \$24,340 for licensing and professional services, and a recurring yearly fee of \$13,140 for the licensing. The upfront cost includes the software, installation, training, etc. Karbach made a motion to accept the quote from Maintenance Connection as the asset management for the wastewater treatment plant at a cost of \$24,340 with a recurring fee each year of \$13,140 for licensing. Seconded by Coshow, the motion was adopted.

Karey Fuelling, Wastewater Superintendent, shared that everything is up and running regarding the Rehab of the Clarifiers at the Wastewater Treatment Plant.

Councilmen Cam Collier, Matt Dyer, and Tyler Fullenkamp, joined the Board of Works meeting for information and discussion purposes only.

Mayor Meyer shared he had received a letter via certified mail from Silberline Manufacturing Co. noting they will be closing their facility at 2010 Guy Brown Drive by July. Thus, the result will be empty buildings and loss of 50 jobs. Karbach made a motion to make the letter from Silberline a matter of record. Seconded by Coshow, the motion was adopted.

City Attorney, Tim Baker shared that with the possible plans to purchase three (3) homes for the new wastewater tank, he had talked with Steve Lytle of Lytle Hair Shack who seems to be open to selling. Baker noted he is scheduled to talk with Ed Grover who is purchasing the property on land contract from Marshall Zimmerman next week. He also noted he would like to meet with the three property owners involved to share information so they won't read about it in the newspaper. The third property is not a must to purchase, but may be considered. Council would first need to pass a resolution showing an interest in purchasing these properties. Then getting appraisals and then meeting with the owners to let them know what the City can offer.

Regarding the Long Term Control Plan, Mayor Meyer shared AECOM knew what needed to happen during the next phase but AECOM representatives had forgotten to include some items in the estimate. Thus, having spoken to AECOM Representative Jim Garrard, the Mayor was informed the bond amount increased from \$7 million to \$8 million. The Mayor reported the contract with AECOM for the next phase for design only would be \$700,000, which could be paid with the monies remaining in the 2015 Sewer bond. It was shared that AECOM would like to start Phase 1 by getting an environmental study before doing anything else, and it was suggested that some funding may be available from Northeastern Indiana Regional Coordinating Council (NIRCC) for that process. Attorney Baker shared that if the Council has no objection, he would prepare a resolution for the February 5, 2019 meeting. He shared AECOM Representative Todd

Frauhiger would be at the February 5, 2019 meeting to talk about the contract. Council requested reviewing the \$700,000 contract before the next meeting. The City Attorney will email the contract before the Feb. 5th meeting for review.

Mayor Meyer shared that North Adams Community Schools, the Adams County Economic Development, and Keith Gerber of Hoosier Pattern, Inc. had talked with representatives from Vincennes University regarding coming to Decatur. It is likely that they would hold classes in the Northwest Elementary School building. Vincennes University would lease the facility. However, it was shared that North Adams does not want to own the building and has asked if the City would be interested in the building, and that the school would likely give the building to the City or sell it to the City for \$1.00. By consensus, it was decided that the City wishes to learn more about the condition of the building before making any commitment. Collier suggested it might be better for Economic Development to own the building. Mayor Meyer shared the City would like to have the area behind the school as a location for a possible water park. It was shared by Jeremy Gilbert, Operations Manager, that the Park Board had talked about long-range plans to have a facility for the combination of all areas such as an exercise facility, gym, fitness center, etc. City Attorney Baker noted the City would need to get the fair market rental appraisal in order to know what could be charged. Karbach suggested that enough income would need to be generated to cover the maintenance of the building. Mayor Meyer noted he would call Superintendent Lehman tomorrow to share what was discussed and let him know that more information is needed before making any commitments.

City Attorney, Tim Baker explained the changes to the purchasing ordinance he had prepared for Council. He noted it was not as simple as adding a column as was originally thought as three (3) ordinances needed to be repealed and a totally new ordinance prepared. Exhibit A was presented to provide a summary of the new ordinance with the various levels of less than \$2,500, \$2,500 to \$9,999; \$10,000 to \$49,999; \$50,000 to \$149,999; and \$150,000 and over for the following categories: Supplies, Materials and Equipment; Services; Public Works Projects; Routine Maintenance and Repair Projects; and Professional Services: Architect, Engineer, Survey Contracts. Attorney Baker noted that the Board of Public Works is the purchasing agency for all areas except for the Parks Department, which the Decatur Parks Board is the purchasing agency. Coshow made a motion to recommend to the Council that the bid bond requirement be reduced from 10% to 5%. Seconded by Karbach, the motion passed.

Councilman Collier brought up the wall at the northwest corner of First and Monroe Streets. He shared he had talked to a local business owner interested in purchasing the building owned by Brian Chronister and the business owner had asked if the City would be willing to use the funds designated to update the wall towards tearing down the building. Collier questioned proceeding with the wall improvements if this business owner is interested in purchasing the entire building. It was estimated that it could cost from \$250,000 to \$300,000 to tear down the entire structure. It was noted this business owner is also interested in purchasing the STAR Insurance building. Jeremy Gilbert, Operations Manager recommended waiting to solicit quotes until March. It was suggested that this would allow time for this business owner to present his plans to the City.

There being no further business to be brought before the Board, Coshow made a motion to adjourn. Seconded by Karbach, the motion was adopted.

Adjournment was at 7:20 P.M.