

City of Decatur  
Board of Public Works & Safety Minutes  
May 19, 2020

The City of Decatur Board of Public Works and Safety members met on Tuesday, May 19, 2020 at 6:00 P.M. via conference call due to COVID-19. Members present were Craig Coshow, Tyler Fullenkamp, and Mayor Rickord. Also present were City Attorney, Tim Baker and Clerk-Treasurer, Phyllis Whitright.

A notice was posted and the public and media were invited to attend the conference call.

Other individuals on the conference call were Councilmen Matt Dyer, Scott Murray, and Wylie Sirk, Chief of Police Lennie Corral, Utility Auditor Kevin Hackman, Operations Manager Jeremy Gilbert, Wastewater Superintendent Karey Fuelling, Building and Zoning Superintendent Curt Witte, Civil Infrastructure Manager Don Bergdall, Rob Weaver of WZBD Radio, Bob Shraluka of the Decatur Daily Democrat, Jim Langham of the Berne Witness, Barb Engle, Part-time Deputy Clerk-Treasurer, and Anne Razo.

The Clerk-Treasurer had emailed the minutes of the May 5, 2020 meeting. Fullenkamp made a motion to approve the minutes. Coshow seconded the motion. Motion carried.

First on the agenda was the opening of quotes for the completion of the HIVE Co-Working Lab, on the first floor of the 2<sup>nd</sup> Street Lofts which is rented by the City. Curt Witte, Building and Zoning Superintendent, had sent letters to the contractors in Adams County inviting them to tour the area and provide quotes for the position of General Contractor and for electrical, plumbing, HVAC, and painting. Witte had planned a single walk through for the contractors to study the area, but with the COVID-19, he had to hold numerous walk throughs with each contractor individually. Quotes were opened and read aloud by the Mayor. Quotes for the General Contractor were from Ideal Builders (\$81,284.37) and Miguel Suarez, Steve Hankenson, & Joey Roman (\$62,996.32). Electrical quotes were from Miguel Suarez, Steve Hankenson & Joey Roman (\$57,280.00), Bleeke Electric (\$57,775.00), C&H Electric (\$45,409.47, with the alternate lighting package of \$25,846.16) Linn Grove Hardware (\$47,000.00). Plumbing quotes were from Baker & Sons Plumbing (\$7,400.00), Andrews Plumbing (\$9,154.82), Linn Grove Hardware (\$12,500.00). HVAC quotes were from Masters Heating & Cooling (\$10,815.00) and Linn Grove Hardware (\$11,000.00). Painting quotes came from Kohne Painting (\$5,475.00) and Timothy Huffine (\$6,800.00). It was noted the lowest quote would be granted in each area. Coshow made a motion that Witte study each quote and return later in the meeting with his recommendations. Seconded by Fullenkamp, the motion was adopted.

The next item on the agenda concerned action regarding the Northwest School Building. It was shared that 3 Oaks School which is currently housed in the old Monmouth School Building had decided not to move into the Northwest School Building. Curt Witte, Building and Zoning Superintendent, informed the Board members that there were State requirements for the City to have an assessment on file from a professional architect/engineer for any new educational use above grade 12. It was shared that Ivy Tech had considered having classes in the building. Witte had contacted Joshua Pranger of Pranger Group, Inc. who will conduct the necessary inspection/code study, and provide a written summary of findings and recommendations for \$580. Witte did not feel that many changes/updates would be needed. Coshow made a motion to proceed with having Pranger Group do the study and to give Mayor Rickord permission to sign the proposal. Seconded by Fullenkamp, the motion passed. Witte will email all the Council members when the study takes place.

Kevin Hackman, Utilities Auditor, had a contract with Kokosing for Phase II of the Waterworks improvement projects. This is simply an addendum to the original contract. Hackman noted the initial quote was \$6.2 million to refurbish the Winchester Street Water Plant. However, Kokosing and Midwestern Engineers had studied the plant and noted it would be cheaper (\$5,660,750) to demolish and build new on the site. Hackman reported that approximately \$175,000 from the contingency fund for Phase I could be used for Phase II. If the contract addendum was signed today, work on Phase II could begin as soon as tomorrow. Hackman also reported that with the savings and rollovers about \$2 million of remaining funds from the 2020 Waterworks Revenue Bonds could be used for the rehab of the new raw water main from Berne. Coshow made a motion to proceed with the recommendation and approve addendum to the Kokosing Contract for Phase II. Seconded by Fullenkamp, the motion was adopted. Coshow then made a motion to authorize Mayor Rickord to sign the addendum. Seconded by Fullenkamp, the motion was adopted.

Coshow asked that when possible, that Hackman notify Council members and the press to have a ribbon cutting at the 600 North site of the new Water Plant to share the completion of Phase I.

Building and Zoning Superintendent, Curt Witte had reviewed the quotes that were opened previously in the meeting and gave his recommendations for the work to be done at the HIVE Co-Working Lab. The lowest quotes were as follow: General Contractor Miguel Suarez, Steve Hankenson & Joey Roman at \$62,996.32, C&H Electric for the electrical work at \$45,409.47 (it was noted C&H also quoted an alternate lighting for \$25,846.16, which would lower the cost and will be looked at), Baker & Sons Plumbing for the plumbing work at \$7,400, Masters Heating & Air Conditioning for the HVAC quote of \$10,815, and Kohne Painting for the painting at \$5,475 for a total of \$132,095.79. It was noted the recommendation had been made to accept the lowest quote in each area. Thus, Coshow made a motion to accept Witte's recommendations. Seconded by Fullenkamp, the motion was adopted. It was noted that \$255,000 had been in the budget for the work at the HIVE due to the bids received previously for this project come in over \$250,000. Witte was then thanked for all his time and efforts in getting the quotes, especially for the many tours of the building, and working with the local contractors. Witte excused himself from the project since he will be doing the inspections and now the project will be turned over to Mayor Rickord.

There being no other business to come before the Board, Coshow made a motion to adjourn. Seconded by Fullenkamp, the motion was adopted.

Adjournment was at 6:40 P.M.