

City of Decatur
Board of Public Works & Safety Minutes
July 2, 2019

The City of Decatur Board of Public Works and Safety members met on Tuesday, July 2, 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 June 18, 2019 meeting. Karbach made a motion to approve the minutes. Coshow seconded the motion. Motion carried.

The first item on the agenda regarded sidewalks along 17th Street. Matt and Stacey Liter, owner of 72 units of apartments on 17th Street were seeking City support for sidewalks along the street for safety reasons. There are several children walking from the bus and also several elderly who walk in the area. Mayor Meyer noted that there are several areas in the City without sidewalks and there is not enough funds in the budget at this time. It was discussed that the west side of the street would be the best side for sidewalks. Mr. Liter estimated that the cost would be around \$30,000. City Attorney, Tim Baker suggested there were ways to provide funding by Barrett Law or bonding and the residents paying over a number of years, but a number of steps needed to be gone through for such a process. Mayor Meyer appreciated the Liter's request and that he could talk with North Adams Community Schools to possibly help where they drop off the children for a short term fix. The City does have a 50/50 program and the Liter's were asked if they would be willing to contact home owners along the street to learn of any interest in the 50/50 program which they agreed to do.

Councilmen Cam Collier, Matt Dyer, Tyler Fullenkamp, and Wylie Sirk joined the Board of Works meeting for input and information reasons only.

Corey Clark of MKM architecture + design was present to discuss the bid results for the City's space on the first floor area of the Second Street Lofts that had been opened on Thursday, June 27, 2019. It was noted that the City had budgeted \$200,000 for the project. There were three (3) bidders and the company doing the Lofts had not offered a bid. Bid results including alternates were from Hamilton Hunter Builders at \$259,097.00; C3 Construction at \$291,265.00; and Limberlost Construction at \$296,081.00. The bids did not include any furniture. It was also noted that \$25,000 had already been budgeted to pay MKM for their services, which was included in the \$200,000 budget. Thus, the City would be looking at a cost of at least \$300,000. City Attorney, Tim Baker had sent an email to Mike Blee of Biggs Inc. to see if there was any date when the City had to have the area completed. Corey Clark of MKM mentioned that they had looked at possible areas to reduce costs, but they could not come up with enough to get to the \$200,000 figure. The issue of white versus gray space finishing was discussed, but will need to be further investigated. With the current bids, Corey Clark of MKM recommended accepting the low bid from Hamilton Hunter Builders, but not accepting the alternates. When asked if it would be wise to wait until fall to rebid and expect lower bids, Corey Clark suggested the City would be taking a risk that it could be higher and not necessarily lower. Regarding the white and gray space issue, City Attorney, Tim Baker noted he did not recall anything and asked if Mr. Clark had any earlier emails he could share that might be related to the issue. Baker recommended keeping the bids under advisement to get more information, which the City could hold for 60 days. Coshow made a motion to table action

regarding the bids until more information could be obtained. Seconded by Karbach, the motion was adopted.

City Attorney, Tim Baker informed the board that they had previously approved at the March meeting for the City to extend a sewer line at a house that was being rebuilt for Elvis and Dana Garlinger on 600 north. Baker received a call from Brett Miller of Miller Land Surveying that the owner put in a single two inch forced main private lateral. The City will need to grant permission. Baker also received two easements from Miller, one easement is from the City to Garlinger's to go over City property, and the second easement is from Gene Dryer to the Garlinger's and to the City, which will allow Garlinger's to connect their lateral to the City's sewer system in Lake Shores. The City will also connect our lateral from the new Water Treatment Plant to the sewer system in the same location. Dryer's easement will flow to benefit both, the Garlinger's and the City's connections. Since the Garlinger's installed a private line instead, the City Attorney will revise the letter to Garlinger's. The Garlinger's will be responsible to pay for the easements, and also maintain the sewer line since it is a private line. Coshow made a motion to approve revising and mailing the letter to Garlinger's, and for the City Attorney to prepare the easements to be delivered to Brett Miller of Miller Land Surveying. Karbach seconded the motion. Motion carried.

Curt Witte, Building and Zoning Superintendent, and Les Marckel, Fire Chief, appeared before the board regarding the job description for the proposed new position: Assistant Superintendent of Building and Zoning, Building Safety/Fire Marshal - Fire Code Enforcement Officer. The new person would assist both departments and more training would be required for the Building and Zoning portion than for the Fire Department portion. They would like to advertise at the end of the 3rd quarter and hire in the 4th quarter of this year. It was noted the individual would need a lot of study time in order to become certified. The funding for 2019 would come from the Building and Zoning budget and the 2020 funding would be split between the two (2) departments. The Clerk-Treasurer noted that the new position is not included in the current salary ordinance, in order to pay for this position in 2019, the salary ordinance will need to be amended. Mayor Meyer made a motion to approve the job description, amend the salary ordinance, and add a contract for this position to include reimbursement for training if the employee terminates the position within a specified time. Seconded by Coshow, the motion was adopted.

Curt Witte, Building and Zoning Superintendent, then presented an update of Chapter 156 of the City's Building Codes. He summarized various changes and provided rationale. He noted that the items would be used for new construction only. One area proposed for additional work was the penalties and it was decided fines should be on a per day basis until the situation is corrected rather than a one-time fine. Coshow made a motion to accept the amendments presented with the addition of the penalty per day. Seconded by Karbach, the motion was adopted. The City Attorney will prepare an ordinance and add the Chapter 156 Building Code with the amendments as an exhibit for Council members to approve at a future meeting. The Mayor thanked Curt and his staff for their work on the proposed changes.

The rules for Madison Street Plaza were next considered as the sound system has been added and needed to be included with specific rules for its use. When considering who should be taught the system, Chief Lennie Corral was agreeable to having the three (3) Sergeants trained on the system. Coshow made a motion to accept the addition of the sound system to the Madison Street Plaza rules and the fee of \$25 for its use with those using the sound system be liable for all damages of the facility and equipment. Seconded by Karbach, the motion was adopted. The Mayor will have these rules added and present at the next meeting.

The use of alcohol at the events was brought up and Coshow shared the specific Excise laws need to be followed and if a violation and fine are noted, the one signing the Event Form needs to pay for any violations, so future groups are not penalized.

Mayor Meyer gave an update that Keith Gerber, owner of Hoosier Pattern, Inc. had finally received the Comfort Letter from the State regarding the former Decatur Casting property at 822 Dayton. Coshow made a motion to proceed with the closing in July for the property, as is, to Mr. Gerber, and allow for Mayor Meyer and the Clerk-Treasurer, Phyllis Whitright to sign the documents. Seconded by Karbach, the motion was adopted.

Clerk-Treasurer Whitright shared that she had been working with Kintz Insurance regarding the employee health & dental insurance, with PHP and Delta Dental. Mayor Meyer shared that 2019 had been a low claim year and rates had decreased and the employees would have the same deduction and coverage. With there being no cost increase, vision coverage is being added so the employee is getting vision coverage for the same cost. Kintz had suggested to possibly changing the life insurance to MetLife, if adding the vision coverage since both are with MetLife. Mayor Meyer complimented Whitright for her strong negotiations regarding the insurance rates and benefits. Coshow made a motion to accept the negotiated insurance coverage and adding the vision plan, and authorize the Clerk-Treasurer to sign the contracts on behalf of the City. Seconded by Karbach, the motion was adopted.

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

Adjournment was at 7:30 P.M.