

City of Decatur
Board of Public Works & Safety Minutes
August 15, 2017

The City of Decatur Board of Public Works and Safety members met on Tuesday, August 15, 2017, at 6:00 P.M. at City Hall in Council Chambers, 172 N. Second Street. Members present were Bill Karbach, Councilman Craig Coshow, 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 August 1st meeting. There were no corrections. Karbach made a motion to approve the minutes. Coshow seconded the motion. Motion carried.

A motion to suspend the Board of Public Works and Safety meeting for a Public Hearing was made by Karbach, seconded by Coshow and adopted.

A motion to enter into a Public Hearing was made by Coshow, seconded by Karbach, and adopted.

The proof of publication for the Public Hearing was presented and made a matter of record.

The purpose of the Public Hearing was to deal with the petition seeking disannexation of 5 acres of property owned by Ed Gage who was represented by Attorney Adam Miller. It was noted that notifications had been sent to neighbors. The property had been annexed into the City voluntarily in 1975 with plans to use the property for a subdivision. However, plans changed and the property was never developed. Mr. Gage now wants all his land to be in the county as one unit and it would be used only as farm land.

The Mayor asked if anyone present wanted to make comments for or against the disannexation.

Don Bergdall, City's Infrastructure Manager commented that he has concerns with stormwater issues from run off in that area. Attorney Miller remarked that the disannexation wouldn't affect stormwater issues.

Bill Karbach who is also on the Plan Commission mentioned the City has been working on cleaning up city limit lines, and this request would be doing the opposite.

City Attorney, Tim Baker shared that he had done research and found there may be a distinction between voluntary and involuntary annexation and there was little guidance provided by statute.

Mayor Meyer suggested he would like to take the matter under advisement for additional time to think through the process.

A motion to close the Public Hearing was made by Coshow, seconded by Karbach, and passed.

Karbach made a motion to reopen the Board of Public Works and Safety meeting. Seconded by Coshow, the motion was adopted.

A motion was made by Coshow to table action on the Ed Gage's disannexion petition until the next meeting on September 5th. Seconded by Karbach, the motion was adopted.

Councilmen Matt Dyer, Tyler Fullenkamp, Scott Murray, and Wylie Sirk joined the Board of Works meeting for discussion and information purposes only.

The next item considered was the Adams County Regional Sewer District (ACRSD) and the residents who are currently paying the city and should be part of the ACRSD. It was noted the costs for many residents could increase greatly. Barry Scherer, Adams County Regional Sewer District Director, and Kevin Hackman, the City's Utilities Auditor were present to answer questions from residents in attendance. It was emphasized that the issue was not a City issue, but a County issue. Scherer noted that all water will go through the County's lift station. Hackman stated the City would continue billing the residents for the county district. Resident Tom Krueckeberg asked about being "grandfathered in" rather than the utility bill doubling overnight. Gary O'Connell shared that his bill would change from \$44.41 to \$93.00, more than he pays for light and heating together. It was noted that the ACRSD meets the second Friday of each month. City Attorney Baker shared it wasn't Scherer's decision and that he didn't feel comfortable until the residents were aware of the situation and that they have an opportunity to be heard. Coshow made a motion to table any decision until the September 19, 2017 meeting of the Board of Public Works and Safety in order to give the residents' time to appear before the Adams County Regional Sewer District Board with their concerns. Seconded by Karbach, the motion passed.

Curt Witte, Building and Zoning Supt., received a proposal from Koorsen Fire & Security to make repairs on the sprinkler system, and replace three (3) sprinklers at City Hall. The cost is estimated at \$1,490.00. Coshow made a motion to approve the proposal. Karbach seconded the motion. Motion carried.

Witte then brought up the problems found in the HVAC system at City Hall. Felgerhart inspected the system about a month ago, and found fluids gumming up in the coils of the units, which caused the system to freeze up. Witte noted he has to reset the system each morning. Witte received a quote of \$4,570 to repair the system, which they would need 38 lead days to order parts so it would be the end of September or the first of October for repairs to be made. When asked if the current unit was large enough for future expansion, it was decided by consensus to table any action until Martin Riley could be consulted.

Clerk-Treasurer, Phyllis Whitright reported that Jim Garrard of AECOM confirmed that AECOM Contract for construction administration was not to exceed \$75,000.

Regarding American Structurepoint's contract to rehab the clarifiers at the Wastewater Treatment Plant, it was shared that although the contract was approved previously, the requested amendments from the August 1st meeting needed signatures. The Board of Works members signed the amended contract.

Mayor Meyer noted the employee handbook had been emailed to the City Attorney, Board of Works and Council members to review, and plans are to adopt the handbook at the September 5, 2017 meeting.

Mayor Meyer shared that he and Building and Zoning Supt. Curt Witte, and Councilmen Craig Coshow, and Tyler Fullenkamp had met with Martin Riley representative regarding the remodeling of the second floor of City Hall. It as concluded that the only area where Martin

Riley would be needed was for electrical and plumbing. The rest could be done by hiring locally. It was shared that \$175,000 was budgeted this year and another \$175,000 in 2018. Now they need to work up the scope of work needed with an estimated cost.

The next item to be considered was the Water Bonds refinancing with engagement letters for signatures of approval. The first letter is from Crowe Horwath as financial advisors at \$18,000 plus out-of-pocket expenses. Secondly is Barnes & Thornburg as bond council at a rate of \$15,000, plus expenses not to exceed \$600. Thirdly Hilliard Lyons as the underwriter will be compensated by a fee to be negotiated and entered into in connection with the issuance of the bonds, but is estimated around \$20,000. Fourth, Tim Baker as City Attorney at a rate of half the cost of bond council, estimated at \$7,000. It was noted that if things are done around October of this year, 2016 can be used as the fixed year for the utility rate study. A motion was made by Karbach to approve all four engagement letters and authorize City Clerk-Treasurer, Phyllis Whitright or Mayor Meyer to sign on behalf of the City. Seconded by Coshow, the motion was adopted.

The Mayor gave an update on the Madison Street Plaza project. The bids had been opened and it was shared 9 or more contractors had picked up bid specs with only one bid received. Primco had presented the only bid which was 10% above the engineer's estimate. It has been previously thought that bids of 10% or more over the estimate could not be accepted. However, City Attorney Tim Baker had researched and could not find any statute where a bid of 10% or more over the engineer's estimate had to be rejected except for some specific INDOT projects. It was shared that currently there are a lot of construction projects as the economy is booming especially with a lot of state INDOT dollars being distributed. It was noted that rebidding the project would likely just add costs. Discussion yielded possible ways to lower the costs: changing the size of the pavers, change the drainage, and giving additional time to complete the project. A motion by Coshow authorized Mayor Meyer to meet with Primco and JPR and come back to the September 5, 2017 meeting with a recommendation. Seconded by Karbach, the motion passed.

There being no other business to bring before the Board, a motion to adjourn was made by Coshow, seconded by Karbach, and passed.

Adjournment was at 7:40 P.M.