

City of Decatur  
Board of Public Works & Safety Minutes  
August 20, 2019

The City of Decatur Board of Public Works and Safety members met on Tuesday, August 20, 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 August 6, 2019 meeting. Karbach made a motion to approve the minutes. Meyer seconded the motion. Motion carried.

The first item on the agenda were discussions and updates regarding letters that had been sent for code enforcement regarding trash at various residences.

The first location discussed was 1133 Elm Street, which is owned by Brent Cole who was in attendance. It was shared that Mr. Cole had talked with the renter, Betty Gable who was purchasing the home on land contract, but was four (4) months behind on payments. Karbach noted there was an excessive amount of trash and debris under a lean-to and if the City goes in and cleans it up would be more than the owner to clean up the area himself. It was recommended that Mr. Cole to contact an attorney since the renter was in breach of her contract. Also, if the water bill is not paid, and there's no water for a period of time, then the City could condemn the home if the payment is not made. Curt Witte, Building and Zoning Superintendent recommended giving Mr. Cole thirty (30) days to show positive results. By consensus, the Board approved Witte's recommendation.

The second location considered was 804 Schirmeyer Street, which is owned by Gary Meyer and rented to William and Kylie Harvey. Both owner and renters failed to appear. It was shared that Curt Witte, Building and Zoning Superintendent, and Bill Karbach, Code Enforcement Officer will take every step possible to see if the owner and renters will work with the City. It was noted the City will clean up the area at \$160 per hour, and the individuals will have thirty (30) days to claim anything they find as valuable. Karbach made a motion to declare the area a public nuisance and note that the City will clean up at a rate of \$160 per hour and charge the proper individuals. Seconded by Coshow, the motion was adopted.

The third location was 722 Dierkes Street, which is owned by Joseph Meyer and rented by James Long. Mr. Meyer was in attendance and shared that he would talk to Mr. Long this evening. Mayor Meyer noted Mr. Long needs to have respect for his neighbors. Karbach mentioned that one neighbor had put up a fence as they got tired of seeing the trash. Curt Witte, Building and Zoning Superintendent, noted he would like to give the landlord seven (7) days or the City will come in and clean up at the rate of \$160 per hour. Coshow made a motion to follow Witte's recommendation of seven (7) days for action by the owner and/or tenant. Seconded by Karbach, the motion was adopted.

The fourth residence was 603 N. Second Street, which is owned by Todd and Raquel Riley. The Riley's shared that their daughter had moved in and had a lot of stuff, which created more trash on the outside as there was not room inside for all her things. It was noted the home is located in a nice area of the City. Mr. Riley mentioned that he had missed the last heavy trash pick-up because of a health issue, but promised to have things out for the heavy trash pick-up in September. Curt Witte, Building and Zoning Superintendent recommended giving the Riley's until the next heavy trash pick-up to have things cleared from the porch and around the home.

Coshow made a motion to give Mr. and Mrs. Riley thirty (30) days to get things cleaned up. Seconded by Karbach, the motion was adopted.

Jeremy Gilbert, Operations Manager appeared before the Board for consideration of a location for a Dog Park. Gilbert shared two (2) locations were being considered, one along the trail at Evergreen Court, and the other one along 8<sup>th</sup> Street behind the police station. It was noted that they had contacted Rod Renkenberger, Director of the Maumee River Basin Commission and learned with the Evergreen Court area being in the flood plain and with FEMA regulations, it would likely be more difficult to gain approval to use that area. Gilbert noted they are also working with the Men's Softball League in trying to find a location for a second diamond and they were looking at Kekionga Park as a possibility. Conner Busick and Andrea Chronister were in attendance in support of a Dog Park. It was noted it would be easier to get funds if a location was identified. Mayor Meyer noted that he likes the 8<sup>th</sup> Street area as it is more centrally located. Mr. Busick noted he prefers the back of Hanna Nuttman Park or an area tied into the trail. The Mayor asked for Council's comments. Councilman Dyer, Fullenkamp, and Collier shared that they would prefer not having the Dog Park on 8<sup>th</sup> Street. The Mayor and Jeremy Gilbert will continue discussions with Conner Busick of a location for the Dog Park.

Jeremy Gilbert, Operations Manager presented a change order from Taylor Gage of TG Concrete regarding the concrete work for the sidewalks for the streetscape along Second Street. Several sidewalk drains had to be replaced, and with extra width for sidewalks, additional concrete was needed, also more ADA ramps and alley curb bump out was added. The amount for change order #1 totaled \$8,128.00. Coshow made a motion to approve change order #1 to TG Concrete at a sum of \$8,128.00. Seconded by Karbach, the motion was adopted.

Jeremy Gilbert, Operations Manager presented the concept of purchasing a used vacuum truck for the sewer cleaning. He shared they are currently renting a truck at a cost of \$9,000 to \$12,000 a month for at least four (4) months. Brown Equipment has a used 2003 truck from a municipal lease from the City of Elkhart, Indiana at a cost of \$92,000. The City mechanic has checked the truck out and thought it to be a pretty sound system. Gilbert noted that if the City is interested, the company would take it to Fort Wayne and have everything fixed. Mayor Meyer noted that at \$10,000 a month, the City is paying more than the machine would cost. The cost would be shared among the three utilities, so it would be utility owned. Coshow made a motion to support Gilbert's recommendation to purchase the used vac truck at a cost of \$92,000. Seconded by Karbach, the motion was adopted.

Jeremy Gilbert, Operations Manager next proposed a change order with Fleming Excavating for the Hanna Nuttman Ball Park project. Gilbert shared that while moving the dirt, that glass, concrete, etc, were found, making it difficult for the dozer operator, which resulted in having to change some of the elevation and design to eliminate some of the problems and cost. Twenty (20) hours of time and material were needed outside the contract for different pieces of machinery at a cost of \$16,387.00. Karbach made a motion to approve change order #1 to Fleming Excavating in the amount of \$16,387.00 for the Hanna Nuttman Project. Seconded by Mayor Meyer, the motion was adopted.

Jeremy Gilbert, Operations Manager provided the legal description for the home at 122 S. 14<sup>th</sup> Street, and City Attorney, Tim Baker had prepared a contract for the City to demolish the home as an unsafe building, and John and Trudy Eisenmann of Mr. Planners had volunteered to pay the City to tear down the home and the neighbor would purchase the lot from the owner, Scott Harmon. By consensus, all agreed as long as the owner would sign off regarding the demolition.

Next on the agenda was Police Chief, Lennie Corral requested permission to purchase spit hoods for the officers to protect them from getting bodily fluids on them from an individual. Corral passed out information on how the officers will use these. Corral requested to purchase 23 of the covers at a cost of \$83.00. Coshow made a motion to allow Chief Corral to purchase the spit hoods to be used by the officers. Seconded by Karbach, the motion was adopted.

Karey Fuelling, Wastewater Superintendent appeared before the board to request permission to purchase an automatic transfer switch for the main lift station. Fuelling received three (3) quotes, but recommended purchasing a stainless steel switch, which Fuhrman Electric was the only vendor that had this option at a cost of \$13,620. Karbach made a motion to allow Fuelling to purchase the stainless steel transfer switch from Fuhrman Electric at a cost of \$13,620.00. Seconded by Coshow, the motion was adopted.

Karey Fuelling, Wastewater Superintendent next sought permission to proceed with a new metal roof to replace the flat roof on the activated sludge control building. Fuelling received three (3) quotes, and the low quote was from Extreme Builders at a cost of \$14,000. Mayor Meyer made a motion to approve the roof replacement at a cost of \$14,000. Seconded by Karbach, the motion was adopted.

The issue of the easements at the Monmouth Lift Station was considered. City Attorney, Tim Baker had found two (2) easements, one (1) on each side, but he is still checking with Brett Miller, of Miller Land Surveying if he can confirm such. Coshow made a motion to table any action regarding the easements until a later time. Seconded by Karbach, the motion was adopted.

Curt Witte, Building and Zoning Superintendent presented a contract to renew the HVAC/R Preventative Maintenance Agreement with Felger, Hart, Inc., which includes four (4) inspections, and condenser coil cleaning for a total of \$4,189. Karbach made a motion to approve the contract with Felger, Hart, Inc. at a rate of \$4,189. Seconded by Coshow, the motion was adopted.

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

Fire Chief, Les Marckel appeared before the Board seeking permission to start the process for getting a new fire truck. He shared they were about a month away from having specs completed. He desired to purchase the truck in 2019 to avoid a 10% increase estimated for 2020. Marckel has looked at the LOIT-Public Safety and the township fire contract fund for funding. The department would get rid of two (2) vehicles; the 1989 engine, and the 1991 rescue box truck (equipment hauler), and replace by combining two (2) trucks into one (1). It will take approximately 14-16 months to build. Marckel shared they need to get specs out in order to learn of costs, which would not obligate a purchase. Vendors are anticipating a 5% to 10% increases for 2020. Coshow made a motion to allow Marckel and his staff to proceed with putting specs together to go out for bids. Seconded by Karbach, the motion was adopted. Marckel will work with Clerk-Treasurer, Phyllis Whitright for when the legal notices need to be published.

Mayor Meyer brought up the bid that had been opened for the Co-working Lab-Tenant Fit-out, now named "The Hive". It was noted the bid was over the amount that had been budgeted. Meetings had been held with Corey Clark of MKM architecture+ design and Biggs. The current date to accept or reject the bid is August 27, 2019. It was noted by City Attorney, Tim Baker that it is possible to extend the date to September 25, 2019 if all contract parties were agreeable. After reviewing the bid with the contractor, Hamilton Hunter Builders, Inc, who submitted the lowest bid, there were several items in the bid that could be removed to help lower the cost. Both MKM

and Biggs advised the extension to accept or reject the bid. It was noted the bidder would also need to approve any extension. Karbach made a motion to extend the time to accept or reject the bid to allow for negotiations of the bid to September 25, 2019. Seconded by Coshow, the motion was adopted. It was then shared a likely decision would be held on the September 17, 2019 meeting of the Board.

Dyer thanked Bill Karbach for enforcing the cleanup on properties regarding Code Enforcement. Karbach noted the residence on Rugg Street looks terrible again, and plans to work on that Wednesday and get information to City Attorney, Tim Baker to start fining the property owners.

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

Adjournment was at 7:29 P.M.