

CITY OF DECATUR
BOARD OF PUBLIC WORKS & SAFETY MINUTES
SEPTEMBER 15, 2015

The City of Decatur Board of Public Works and Safety met on Tuesday, September 15, 2015 at 6:00 p.m. at City Hall in Council Chambers. The meeting was called to order by Mayor John Schultz. Roll call showed board members Bill Karbach, Ken Meyer and Mayor John Schultz were present. Also present was City Attorney, Tim Baker, Clerk-Treasurer, Phyllis Whitright and Councilmembers, Cam Collier, Bill Crone, Matt Dyer and Tyler Fullenkamp.

The Clerk-Treasurer emailed the minutes from the September 1st meeting. There were no corrections or amendments. Meyer made a motion to approve the minutes. Karbach seconded the motion. Motion was unanimous.

The City Attorney, Tim Baker gave an update of what was discussed at the Plan Commission meeting. Mr. Baker has sent a letter to Mr. Gambill who owns an auto repair shop on 10th Street and the City has received several complaints for having inoperable vehicles and repair parts on his property, which violates City code. In the letter Mr. Gambill was directed to request special exception for use of the property or be rezoned for business.

Sandy Collier, spokesperson for the Pennsy Depot project received three (3) quotes to repair the roof on the train depot on 7th Street. The quotes were from Limberlost Construction, Inc. for \$10,200.00, Arnold Lumber for \$7,209.05, and Carter Lumber for \$7,000.00. Mrs. Collier commented that the quote from Carter Lumber also included the labor and hooks to reinstall the existing gutters. Board member Ken Meyer asked about the type of roof. Mrs. Collier said that Kurt Garner from Indiana Landmarks informed them that the only option that could hurt the National Register process, and future grants, would be if the roof was replaced with metal or wood shingles, so the quotes are for asphalt shingles. The City previously committed to pay for half of the expense. The Clerk-Treasurer informed the members that there is \$1,000 in the Train Depot Project and funds available in the Cumulative Capital Development (CCD) fund to help pay for the roof. Meyer made a motion to approve the low quote from Carter Lumber. Karbach seconded the motion. Motion carried. Council members will approve the funding at the council meeting.

The City Attorney, Tim Baker read aloud the offers to purchase the former City Hall property at 225 W. Monroe Street. There were two (2) offers, the first offer was from PIP, LLC for \$57,600.00, with \$500.00 as earnest money, with conditions for the City to provide an environmental inspection, and eight (8) closest parking spots. The other offer was from Joe Ruble, Paul Ruble and Joshua Krueckeberg for \$60,000.00, with \$2,000.00 earnest money, with conditions for the City to add a 40 x 40 section of land south of the property for parking. Mayor John Schultz recused himself due to being related to Joe Ruble. Karen Barger of Barger Realty who was selected as the City's realtor, suggested to negotiate parking request. The City Attorney reviewed the deed that shows the parking spaces that goes with the property listed. The deed reads the parking spaces need to be left open. A survey of the property is being done, but has not been completed. The survey will show how many parking spaces are available for this property. Members discussed the offers, and then Karbach made a motion to reject both offers and authorized Board member, Ken Meyer to sign a multiple offer form and request best offer from PIP and also the Ruble's/Krueckeberg to be due back by noon on Tuesday, Sept. 29th. Meyer seconded the motion. Schultz abstaining. Motion carried. Meyer then made a motion to schedule a Special Board of Public Works & Safety meeting for Tuesday, Sept. 29th at 4:45 p.m. to receive the best offers. Karbach seconded the motion. Motion carried.

Mayor Schultz contacted Downey Insurance who administers the City's worker's compensation insurance for Indiana Public Employers Plan (IPEP), which is a nonprofit, self-funded worker's compensation program for Indiana public entity employers. Mayor Schultz was informed that the City can select any agent. Mayor Schultz will solicit quotes for property/casualty/worker's compensation insurance for 2016 renewal.

The Mayor announced that the Community Coordinator, Melissa Norby will be taking over the duties of updating the City of Decatur website.

Wastewater Supt., Anne Butcher reported after Wessler Engineering performed smoke testing, there were 78 minor defects, and 21 significant defects south of Adams Street and west of Line Street. Butcher requested permission to mail letters to the property owners who have these defects. Karbach made a motion approving the letter to be mailed to the property owners. Meyer seconded the motion. Motion carried.

Clerk-Treasurer, Phyllis Whitright reported Council previously approved the funding for eight (8) Victorian single light poles for the Rivergreenway Trailhead on May 19th. The Parks Department has received two (2) quotes, the quotes are from Superior Landscape Products & Excavating for \$4,446.00, and from Tuscombria Iron Works for \$4,723.96. Schultz made a motion to accept the quote from Superior. Meyer seconded the motion. Motion carried.

Operations Manager, Jeremy Gilbert submitted two (2) quotes to extend City sewer and water service to the former Sullivan property on Winchester Road, now owned by John & Angela Leach. The quotes were from Fleming Excavating, Inc. for a total cost of \$11,450.00, and Fox Contractors Corp. for \$12,675.00. Meyer made a motion to approve the low quote from Fleming Excavating. Karbach seconded the motion. Motion carried.

Operations Manager, Jeremy Gilbert submitted a list of six (6) alleys that have been closed without being vacated. Gilbert will mail a letter to the property owners to get feedback and report back at the October 6th meeting.

Max Miller from the Adams County Historical Society was present to notify the City that they are going to have haunted wagon tours on City streets. The Mayor instructed Miller to notify the Police Chief, Greg Cook.

Mayor Schultz received several easement requests from American Electric Power. The City Attorney will review the easement request and report back at the next meeting.

There being no further business, Meyer made a motion for adjournment. Karbach seconded the motion. Motion carried. The meeting was adjourned at 7:25 p.m.