

City of Decatur
Board of Public Works & Safety Minutes
September 17, 2019

The City of Decatur Board of Public Works and Safety members met on Tuesday, September 17, 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 September 3, 2019 meeting. Karbach made a motion to approve the minutes. Coshow seconded the motion. Motion carried.

The first item on the agenda was the bid that was opened on Thursday, June 27, 2019 and considered at the July 2, 2019 meeting regarding the public works project involving the build out of leased space to be used by the City for its arts co-working lab and display space, name "The HIVE" located at 118 N. 2nd Street. The bid had come in at \$252,716 which was above the budgeted amount of \$200,000. Mayor Meyer noted a meeting had been held with Zach Benedict of MKM architecture + design, and several areas had been suggested for removal such as \$20,000 for demolition, \$27,000 for shelving and cabinets, \$10,700 for a glass door, \$25,000 for plumbing for the toilet which is already plumbed and for two (2) sinks when only one (1) is needed, and \$74,000 for electrical work including lighting. Hamilton Hunter Builders revised the bid for the project with the suggested changes and the revised bid was \$197,137.00 and with the \$25,000 fee already budgeted for MKM, the amount was still above the \$200,000 that was budgeted. Mayor Meyer shared he emailed Zach Benedict of MKM who suggested that the project could be rebid with revised blue prints and that he would help with the rebidding at no cost to the City. Mr. Benedict understood if the City wishes to rebid the project and noted there may be more contractors interested in bidding as they may not be intimidated with another contractor working on the other part of the building. Mayor Meyer and City Attorney, Tim Baker both recommended rejecting the bid and rebidding the project. Coshow made a motion to reject the bid. Seconded by Karbach, the motion was adopted. Karbach suggested having Curt Witte, Building and Zoning Superintendent, look at the area and perhaps hire local contractors to do the work as that had been a successful endeavor in finishing the second floor of City Hall. City Attorney, Tim Baker mentioned that the law allows for the City to do its own work, but there are amount limits. Karbach suggested that the projected new employee, Fire Marshal/Asst. Building Supt. for the Building and Zoning Department and the Fire Department might be one to lead the project. The Mayor will notify MKM architecture + design of the Board's decision to reject the bid from Hamilton Hunter Builders.

The next item was the Finish Line Property (Riverview Tap) on Monmouth Road. Curt Witte, Building and Zoning Superintendent, Karey Fuelling, Wastewater Superintendent, and City Attorney, Tim Baker had done research regarding the easement of the area near the lift station on Monmouth Road. When the oil spill of the Buckeye Pipeline had occurred, a stone access road had been established and left in place. Gina Wenger, owner of Riverview Tap had offered to sell the north and south easements to the City. Coshow made a motion to let the representatives of the City look into the purchase of the easements and recommended such action to be presented to the City Council for final action. Seconded by Karbach the motion was passed and Mayor Meyer will contact Ms. Wenger of the City's interest in the property.

The area on the east side of Hanna Nuttman Park had never been platted as a street when the land was deeded to the City by Oliver Hanna. City Attorney, Tim Baker recommended the dedication of all streets with a 60 foot wide easement on the west end from Miebers Street to Washington Street, the area currently listed as Lawrence Beale Street. Jeremy Gilbert, Operations Manager, shared that platting said area would allow this street to be included in grants such as Community Crossing for funding. Gilbert has found several non-platted streets where only a portion of the street is platted, so the City can only get Community Crossing money for that part which is platted. If the streets are platted they become public roadways and are available for funding. City Attorney, Tim Baker recommended platting all non-platted streets, and if people park there, then the City can order the vehicles to be removed. It was suggested that Brett Miller, of Miller Land Surveying could assist in identifying the right-a-ways that need to be dedicated. Coshow made a motion to follow through with Jeremy Gilbert's recommendation to include the Hanna Nuttman area and all streets and alleys throughout the City that need to be platted. Seconded by Karbach, 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.

Change Order #2 for Fleming Excavating for the Hanna Nuttman Project was for overtime and equipment for the undercut and buried trash that was not included in the original contract. The amount of the Change Order was \$7,896.00. Operations Manager, Jeremy Gilbert mentioned that this was half of what he was expecting the cost to be. Gilbert reported that the final bill from Fleming's should be next week, and may be a little over, due to additional stone needed. Karbach made a motion to approve Change Order #2 to Fleming Excavating for \$7,896.00. Motion was seconded by Coshow. Motion was carried.

Jeremy Gilbert, Operations Manager brought the attention to two (2) intersections which seem to be hot spots for accidents. The intersections are 28th and Monroe Street and 11th and Elm Street. He shared the accidents are more likely the result of error on either party involved. Gilbert informed the Board that NIRCC had provided a study of the areas in August and noted the report does not warrant 4-way stops at those intersections. A few recommendations were provided with one being to reverse the stop signs which would likely be more confusing to drivers familiar with those intersections. Gilbert mentioned that County Engineer, Tim Barkey had also looked at the intersections and was in agreement that the 4-way stop was not warranted. Gilbert would like to propose using lighted flashing stop signs, and a long term solution might be the installation of roundabouts at the intersections, but funds were not available to do such currently. Coshow made a motion for Gilbert to proceed with getting the lighted signs for safety. Seconded by Karbach, the motion was adopted.

The next item of concern was the parking along Second Street in front of the Adams County Court House. It was shared that Circuit Court Judge, Chad Kukelhan and Prosecuting Attorney, Jeremy Brown had been contacted as well as Adams County Sheriff Mawhorr for input. Parking would be changed along Court Street and the Police Parking would be along Third Street. Parking along Madison would remain for public use with no changes. Coshow made a motion to accept the recommendation made by Gilbert with City Attorney, Tim Baker preparing the proper ordinance to add parking on the east side of 3rd Street for Police parking only. Seconded by Karbach, the motion was adopted.

Change Order #3 for Taylor Gage of TG Concrete LLC for the Second Street Streetscape Project was considered. The Change Order #3 included 6-street light bases, the west side alley bump out, and 3-ADA ramps, totaling \$5,578.00. Coshow made a motion to accept the Change

Order #3 for Taylor Gage of TG Concrete LLC at a cost of \$5,578.00. Seconded by Karbach, the motion was adopted.

Jeremy Gilbert announced that Brooks Construction would begin street paving soon with plans to finish work through the Community Crossing Matching Grant on October 12, 2019.

A meeting had been held with Mayor Meyer, Councilmen Craig Coshow and Wylie Sirk, Community Development Director, Melissa Norby, and Interim Director of the Adams County Economic Development Corporation (ACEDC), Larry Macklin. A Temporary Memorandum of Agreement had been prepared to be signed by the new Director of the ACEDC, Colton Bickel in order to provide Mr. Bickel with a key to access the Northwest School building that the City recently purchased for workforce development and training. Coshow made a motion to approve the Temporary Memorandum of Agreement between the ACEDC and the City, and noted it shall also be revisited at the City Council meeting. Seconded by Karbach, the motion was adopted.

City Attorney, Tim Baker had received a ticket made out to Amy Davis regarding a dog running loose. Attorney Baker had talked with Police Chief, Lennie Corral and planned to send Ms. Davis a letter noting if no more issues came about for a year, the ticket could be forgotten. However, City Attorney Baker then received a second ticket two weeks later for the same dog. At that time it was learned that the dog had bitten another dog. City Attorney Baker noted he was concerned that if the dog got out again the safety of children was a priority. If there is a filing in court, the fine would be minimal, but court costs would likely be close to \$200. City Attorney Baker suggested another solution could be sending a letter to Ms. Davis requiring her to get the dog out of the City for safety reasons. By consensus, it was decided the Decatur Police Department will serve Ms. Davis with a Notice to Abate for a nuisance that she needs to get a new home for the dog outside of the City, and if she doesn't comply within 30 days, she would be taken to court. If Ms. Davis wants to appeal, she must come before the Board of Public Works & Safety.

Councilman Matt Dyer inquired about the funding for sidewalk improvements along East Monroe Street from US Highway 224 east to Piqua Road. Jeremy Gilbert, Operations Manager, noted he will look into various solutions and come up with plans for the future.

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

Adjournment was at 7:17 P.M.