

City of Decatur
Board of Public Works & Safety Minutes
September 19, 2017

The City of Decatur Board of Public Works and Safety members met on Tuesday, September 19, 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 September 5, 2017 meeting. There were no corrections. Karbach made a motion to approve the minutes. Coshow seconded the motion. Motion carried.

Tabled from the August 15th meeting, Barry Scherer, Director of the Adams County Regional Sewer District, (ACRSD) was present to answer any questions regarding the transfer of utilities for eight (8) property owners who are in the County who are currently paying city rates. A motion to transfer the utilities for the eight (8) property owners from the city rate to the Adams County Regional Sewer District rates will be changed as of the first of November, 2017 with notification of the change being placed in the October billing was made by Coshow. Seconded by Karbach, the motion was adopted. The ACRSD will do the maintenance of the pumps and the City will continue to invoice the customers on behalf of the ACRSD.

Bill Slike of AECOM shared that the construction portion of the sewer project was complete except for a little clean up, seeding in places, and removal of the silk fences. It was shared by Infrastructure Manager, Don Bergdall that Zwick's had a concern about a manhole that was sinking behind the funeral home, which will need to be addressed. Mr. Slike presented a pay application #12 of \$101,647.15 to the contractor, Fleming Excavating. A final pay application of approximately \$87,000 would be made next month. The total cost of the sewer project is \$2,812,702 which is less than \$100,000 over the contract price by including the change orders. Coshow made a motion to pay the pay application #12 of \$101,674.15 to Fleming Excavating. Seconded by Karbach, the motion was adopted. Slike then shared that the flow meters had been removed and the final set of data for the modeling has been received and all data was positive with no gaps. Now, they are moving into the preliminary Phase 4.

Mayor Meyer brought up the Redman's Lodge building for which the law firm of Miller, Burry, and Brown had sent letters to vacate, but had no proof of the resident receiving the notification. Mayor Meyer asked Police Chief, Greg Cook if the police could deliver notification. It was noted that City Police could not serve legal documents. Bill Karbach will deliver notification if Miller, Burry, and Brown had not already sent the notification by certified mail.

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

As Code Enforcement Officer, Karbach received several complaints from neighbors referring to an issue with Lowell Thatcher in the 1700 block of West Madison Street with tons of junk in his yard. He questioned bringing Mr. Thatcher before the Board. Following discussion it was shared that Jeremy Gilbert, Operations Manager, knew of two (2) friends of Mr. Thatcher who could talk to him, and would thus help the situation. Police Chief, Greg Cook also volunteered to talk with Mr. Thatcher.

Karbach mentioned another property on Madison Street that he has received complaints on, who has a truck bed full of junk in the yard, and a Standard Oil pump in the yard, and a Standard Oil sign on his roof, which is violating City ordinance.

Karbach then brought up a problem at 409 W. Jackson Street and noted he could not find an ordinance the individual is violating but feels it is a public nuisance. An amount of sawdust is going into the storm sewer and there's a lot of lumber stacked up against the fence, and wood in the alley way. Don Bergdall, Infrastructure Manager, and Curt Witte, Building and Zoning Superintendent, and Karbach will set up a meeting with the owner. There is also the potential that the individual does the work as a full time job and is actually operating a business in a residential setting.

There is also an issue with a Tenth Street resident, which Karbach will continue to monitor.

Mayor Meyer brought up the remodeling of the second floor of City Hall. Jack Daniel of Martin Riley had toured the area and has prepared a plan to reconfigure the restrooms which would be ADA accessible. He proposed a fee of \$4,500 lump sum, plus reimbursable costs for plans to redo the restrooms and provide six (6) hours of field engineering for plumbing, HVAC, electrical, and lighting work. A motion to table any action until a later date was made by Coshow, seconded by Karbach, and carried.

The Utility write-off's as presented at the September 5, 2017 meeting was considered. After discussion of changing the utility bills into the landowners name, rather than the renters, was tabled by consensus for more research. The Mayor will provide a sample ordinance from other communities to the City Attorney for his review, and present at a future meeting.

It was noted that the owner of the Trailer Park located on 13th Street/US 27 had complied with cleaning up and disposing of several trailers, and skirting others. It was shared there may be some major problems with sewer and water lines. By consensus it was suggested to contact the owner and ask him to appear before the Board when he is in the area.

City Attorney, Tim Baker shared that he had been contacted by Mike Blee with Biggs, Inc. to request an extension until March 1, 2018 on the lease agreement for the parking lot for the Loft Housing Project. By consensus, the extension was approved. Mr. Baker will work with Mr. Blee to work out the details.

City Attorney, Tim Baker presented a letter of engagement for his services as local general counsel for the water refunding revenue bonds in the amount of \$7,500. Karbach made a motion to approve and authorize the Mayor to sign the letter of engagement. Coshow seconded the motion. Motion carried.

The City Attorney shared that the refunding of the water bonds has a September 28, 2017 closing date scheduled. He noted forms would be sent next week for the signatures of Mayor Meyer and Clerk-Treasurer, Phyllis Whitright.

City Attorney shared that while working with Jennifer Wilson of Crowe Horwath on the Refunding of the Water Revenue Bonds it was found that a section of the 2009 Ordinance had been omitted in the re-codification of the Ordinance. Also, it was noted that when the Water Rates Ordinance was amended in 2016 for a 15% rate increase the Ordinance did not include monthly fire protection, municipal drinking fountains, fire hydrants, and private fire protection. Baker has prepared an Ordinance to be acted on by the Common Council at their meeting.

Utilities Auditor, Kevin Hackman noted that for 95% of the people that would be an increase of \$.30. The City Attorney also mentioned that Crowe Horwath is requesting information regarding what needs to be added and refurbished in the water treatment plant, and has recommends a Fiscal Plan to show what the City plans to do in the next five (5) years. There may be a need for a conference call with Crowe Horwath to discuss this plan.

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

Adjournment was at 7:30 P.M.