

City of Decatur
Board of Public Works & Safety Minutes
October 3, 2017

The City of Decatur Board of Public Works and Safety members met on Tuesday, October 3, 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 19, 2017 meeting. There were no corrections. Karbach made a motion to approve the minutes. Coshow seconded the motion. Motion carried.

A motion to make the legal notice regarding the bids for street and water conditioning salt a matter of record was made by Karbach, seconded by Coshow, and adopted.

Bids for salt for streets and water conditioning were then opened as follows:

1) RBS, Inc. d/b/a Graham Feed from Terre Haute, Indiana for water conditioning salt had Bid Form 96 submitted and properly signed and included a bid bond for 10% at a bid rate of \$115.65 totaling \$346,950 for 3000 tons.

2) Cargill from North Olmsted, Ohio for street salt had Bid Form 96 submitted and properly signed and submitted a cashier's check for \$1,600 at a bid rate of \$62.52 per ton totaling \$12,504 for 200 tons.

3) Detroit Salt Company of Detroit, Michigan bid for street salt had Bid Form 96 submitted and properly signed and included a cashier's check for \$1,330.80 and the bid was \$66.54 per ton totaling \$13,308 for 200 tons.

4) Compass Minerals, Inc. of Overland Park, Kansas submitted Bid Form 96 properly signed and included a cashier's check for \$1,300. The bid was \$63.60 per ton totaling \$12,720 for 200 tons.

5) Morton Salt, Inc. of Chicago, Illinois submitted Bid Form 96 properly signed for each bid and a cashier's check totaling \$43,520. Bids were \$59.29 per ton for street salt totaling \$11,858 for 200 tons, and \$141.11 per ton for water softening salt totaling \$423,330 for 3000 tons.

A motion was made by Coshow and seconded by Karbach to take the salt bids under advisement until the next meeting. Motion was adopted.

Clerk-Treasurer, Phyllis Whitright shared that Bill Slike of AECOM had presented via email a pay application for work completed by Fleming Excavating, Inc. of \$99,262.14 of retainage funds for the LTCP Phase 3 Sewer Interceptor Project. A motion was made by Coshow to approve the pay application of \$99,262.14. Seconded by Karbach, the motion was adopted. It was shared the final pay application would probably be considered at the October 17, 2017 meeting.

As an informational report only, Don Bergdall, Infrastructure Manager, shared that a lift station at Country Brook Addition was malfunctioning and simply wearing out. He proposed re-locating the lift station across the street and noted Fleming Excavating, Inc. is working on a budget for the project. Anne Butcher, Wastewater Superintendent, shared the need to move the lift station as it is currently in the storm water pathway.

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

As City Code Enforcement Officer, Bill Karbach shared he would like to see an ordinance be created to establish a fee for any property that is cited more than twice at the same residence. Karbach then shared that he had taken pictures of five (5) abandoned homes stating that the homeowners should be notified of the need for them to take care of the homes and if they are not cleaned by a certain point the process of condemnation can begin. By consensus, the City Attorney, Tim Baker will prepare an ordinance to present for review at the next meeting. Karbach also noted there has been much clean up at the trailer court along Highway 27, but it has been shared there are some sewer problems. Mayor Meyer has emailed the owner of the trailer court, complimented him on the work he has done, and asked him in an email to appear before the Board when he is in town. The owner replied he would be glad to do so.

For information purposes, Mayor Meyer shared that Clerk-Treasurer, Phyllis Whitright had received a letter from Ed Gage's Attorney, Adam Miller stating that Gage is appealing the Board of Works decision to deny Mr. Gage's request for disannexation of his land. City Attorney, Tim Baker noted there will be a trial before a Judge, and transcripts of the Public Hearing and the meeting when the decision was made would be necessary. A Surety Bond will be needed, which Baker will research the amount required, and if the recording of the meetings can be used. City Attorney Baker shared (2) two cases he had found, but they did not fit the Gage situation. Baker stated the statute is not very clear, and he also plans to talk to individuals involved at the time the land was originally annexed.

Operations Manager, Jeremy Gilbert shared the need to grind about 5,300 tons of cement/concrete, due to the volume of stone needed for street repairs and various projects. He noted the cost is \$5-6 per ton to grind and \$10-11 to purchase stone. Thus, grinding is very cost effective. Looking at the approximate cost of \$30,000 for grinding, Gilbert shared he could transfer funds within the MVH-Street budget, and also the Water Utility can shared in the cost. By consensus, Gilbert was given permission to proceed.

Fire Chief, Les Marckel presented a letter requesting Taylor Gage be removed from probationary status since he has completed his one year probation with the Decatur Fire Department as of October 1, 2017. Coshow made a motion approving the request and to make the letter a matter of record to remove Gage from Probationary to Full-time status. Karbach seconded the motion. Motion carried.

Mayor Meyer noted he had spoken to the Logan brothers regarding the purchase of a building on Madison Street to use for restrooms for the Madison Street Plaza events. He shared the Adams County Community Foundation was celebrating 25 years and would like to donate \$25,000 to the city for the Madison Street Plaza. However, when it was suggested that they purchase the building, their Board of Directors voted against it, wanting something within the Plaza. Other items were suggested to their Board, but none of the ideas were approved at this time.

Mayor Meyer read two (2) letters of resignation from police officers: Joel Lengerich, a (9) nine year police officer resigned effective September 28, 2017 and Sgt. and K-9 Officer Shay Beaver, with ten (10) years with the Decatur Police Department resigned as of October 1, 2017, both have accepted jobs with the Fort Wayne Police Department. A motion to make the letters of resignation a matter of record was made by Coshow, seconded by Karbach, and adopted. Mayor Meyer shared the Board of Public Works and Safety members will be interviewing (5) five candidates for the Sgt. position this Thursday evening, October 5, 2017, in Executive Session, and then will hold a Special Board of Public Works & Safety meeting immediately following to select from the candidates being interviewed to fill the Sergeant position.

Mayor Meyer then read a notice of Intention to Retire from Police Chief Greg Cook with January 1, 2018 being his last day on duty after having served 35 years. Mayor Meyer thanked Police Chief Cook for his years of service to the City of Decatur.

Mayor Meyer shared that the old Redman's Lodge located across the street from the Boys' and Girls' Club on Winchester Street has been deeded over to the Redman's Lodge by the city in 1988 via a Quit Claim Deed. Code enforcement found that no property taxes had been paid on the property. Someone is living in the home and the name of the current owner was found via the utility billing. Mayor Meyer has contacted the National Redman's Lodge who gave him the regional contact. He learned the property had been sold on land contract but payments have not been made. Mayor Meyer was told that Redman's Lodge did not want the building and was told to shut off the water. The office of Miller, Burry, and Brown had contacted the owner, Vaughn Hart, who was to sign the property back to Redman's Lodge by Monday, October 2, 2017. Once the property is returned to Redman's Lodge, they plan to deed it back to the City, which can then be torn down.

Mayor Meyer brought up remodeling of the second floor in City Hall, which was considered at the September 19, 2017 meeting. Martin-Riley had proposed a bid of \$4,500 to reconfigure the restrooms, make them ADA accessible and provide (6) six hours of field engineering. After discussing the HAVC unit, Building Supt., Curt Witte was instructed to contact Felger Hart to see if the current unit is sufficient for upstairs. By consensus, the proposal from Martin-Riley was tabled until more information on the HAVC can be obtained.

The Mayor reported he will attend the Decatur Redevelopment Commission meeting on October 4th to request from the Commission to purchase the building owned by the Logan Brothers for the Madison Street Plaza. Councilman Fullenkamp, who is the owner of Kampman's Renovation has looked at the building and gave an estimated cost of \$30,000 to \$40,000 to remodel the building for restrooms. The Mayor will report back with the Commission's decision.

City Attorney, Tim Baker shared that the refunding of the 2007 Water Bond was completed last Friday, September 29, 2017. The interest rate was reduced from 4.5% to 2.25%.

City Attorney, Tim Baker shared that as a result of the discussion of write-off of utility bills he had drafted an ordinance regarding the owner of the property eventually being responsible for any unpaid bills. He shared the utility bill includes five items, not just water. He noted he would share the information regarding the proposed ordinance during the Common Council meeting and asked for input for writing a final ordinance for proposal at the October 17, 2017 meeting.

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

Adjournment was at 7:28 P.M.