

City of Decatur
Board of Public Works & Safety Minutes
December 5, 2017

The City of Decatur Board of Public Works and Safety members met on Tuesday, December 5, 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 November 21, 2017 meeting. Coshow made a motion to approve the minutes. Karbach seconded the motion. Motion carried.

The first item of business was a discussion with Nick Kos, owner of Cottonwood Estates trailer court on 13th Street to discuss his progress on cleaning up the trailer court. Mayor Meyer thanked Mr. Kos for attending the meeting and Karbach thanked him for cleaning up the front part of the trailer court. It was shared that the Board members were concerned about the terrible living conditions that some were living under. When asked about some improperly sewer hookups, Mr. Kos stated he had taken care of those. A local minister was present and shared that one of the trailers needs the floor repaired, and another trailer only half of the trailer has electricity. Mr. Kos stated he would take care of those problems. He was also questioned about his charging a deposit fee which would be returned if the tenant left the trailer in clean condition. He also shared that if renters pay their rent on time for a year, the trailer would be theirs. He shared he does not have titles for each trailer. Mr. Kos maintains and takes care of the needs of the renters, although the Board members remain somewhat concerned. Mayor Meyer shared that a state agent had been in Decatur and told the Mayor that the two (2) mobile home courts in Decatur were the worst he had ever seen. Lot rent is \$315 per month and that includes the water utility bill. Jessica Bergdall of the Adams County Health Department attended the meeting and stated that in October the State went through the trailer park and had concerns with the number of vacant trailers, trash and cats. Mr. Kos suggested that she take pictures of anything that concerns them and send to him so he can address the problem. Board member, Bill Karbach recommended that the manager of the trailer court be more strict and follow the City's ordinance. By consensus, the board directed Mr. Kos to report back in six (6) months of his progress. Mr. Kos stated anyone can call and/or email him, and he would be cooperative.

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.

Jeremy Gilbert, Operations Manager presented the Project Coordination Contract with INDOT regarding Intersection Improvement, Roundabout Project at 2nd St., Adams St., Winchester St. and Mercer Ave. (Five Points). The agreement includes all the City's requirements which City Attorney, Tim Baker has reviewed. The maximum amount of federal funds for Phase I- Preliminary Engineering allocated to the project is \$276,992.00, which is 80% of the eligible project costs. Coshow made a motion to approve and authorize the Board of Works members to sign the contract with INDOT. Seconded by Karbach, the motion was adopted. Gilbert, LPA for the City will forward the contract to INDOT for their signatures.

Gilbert then presented two (2) estimates to clear a strip of land approximately 20' wide and 1500' long from the Mercer Avenue lift station to make repairs. The estimates were from Worx Companies LLC for \$7,350 and Fleming Excavating, Inc. at \$9,700. Coshow made a

motion to accept the estimate of \$7,350 from Worx Companies. This project will be paid from the 2015 Sewage Bonds Construction fund. Seconded by Karbach, the motion was adopted.

Gilbert next brought up the need to do some storm sewer pipe replacement at Eastbrook Drive and Countrybrook Road. He shared Phase 2 of this project should have been done in 2017, but didn't get completed due to other projects being done, but this is a flooding issue that needs to be addressed. The estimate from last year for materials only was \$24,000. He received quotes from Brent Luginbill Excavating, LLC for \$33,875.00, and another quote from Fleming Excavating, Inc. for \$64,000, both quotes are for material and labor. Gilbert recommended the low quote from Luginbill, and to pay from Stormwater funds for this project. Coshow made a motion to accept the quote from Brent Luginbill for \$33,875.00. Seconded by Karbach, the motion was adopted.

Police Chief Greg Cook, along with Deputy Chief Mike Mahan, and future Chief Lennie Corral appeared before the Board regarding the hiring of two police officers. It was shared there had been a need to replace four (4) positions. The Board was reminded that Joel Jackson had been named to replace Shay Beaver who had left the department. Chief Cook sought permission to hire two (2) officers using the finalists from the last hiring. He recommended the hiring of Daniel Hunter and Luke Rumschlag. Hunter lives in Monroeville, and plans to move to Decatur if hired. Rumschlag was born and raised in Decatur, has worked in Indianapolis for several years, is a certified paralegal, and wants to move back to Decatur. It was shared that after Councilman Cam Collier had questioned why the Board had to interview the candidates after the Department leaders had interviewed the candidates, the Board had decided to rely on the Police Department leaders and the Mayor to make any recommendations. Mayor Meyer shared he was totally fine with Chief Cook's recommendations. It was noted interviews will take place for further hires in January. Coshow made a motion to give Chief Cook permission to hire Daniel Hunter and Luke Rumschlag as soon as possible after PERF gives their approval. Seconded by Karbach, the motion was adopted.

An agreement for posting a sign in a parking lot per City Ordinance 1988-21 at Back to Health located at 1015 S. 11th Street had been requested by Tricia Bultemeyer. Coshow made a motion to sign and approve the agreement. Seconded by Karbach, the motion passed.

Bill Karbach, City Code Enforcement Officer shared that last year he had traveled throughout the City and found 9 or 10 homes he felt were in need of repairs. At that time the Council did not wish to take action on them but asked him to check regarding abandoned homes. Karbach shared a packet of material regarding six (6) abandoned homes. Karbach asked all to study the information and to come up with comments on what can be done without going through condemnation. He had included pictures and information from other cities in his packet. Karbach also shared that he had received information that Jerry Geimer had purchased a home on N. Third Street at tax sale, and can't start making repairs on the home until next year.

The Decatur Fire Department has an agreement with Root, St. Mary's, Union and Washington Townships for fire protection outside the City limits. The rate for 2018 for each township is as follows: Root, \$16,703.16; Union, \$7,032.92; St. Mary's, \$7,912.02; and Washington, \$12,307.59. Karbach made a motion to sign and approve the contracts for the four (4) townships outside the City limits. Seconded by Coshow, the motion was adopted. The Clerk-Treasurer will send the contracts to the Township Trustee's to be signed and approved by their boards.

Coshow shared he had talked with Brian Chronister, owner of the building at 108 W. Monroe Street regarding code violations. A letter had been drafted for the November 21, 2017 meeting, but letter was held to give Coshow the opportunity to speak with Mr. Chronister. It was shared the plan is to take down the building, due to safety violations. Coshow will continue to talk with the owner.

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.