

City of Decatur
Board of Public Works & Safety Minutes
June 21, 2022

The City of Decatur Board of Public Works and Safety members met on Tuesday, June 21, 2022 at 6:00 at City Hall in Council Chambers, 172 N. Second Street, Decatur. Members present were Craig Coshow, Tyler Fullenkamp, and Mayor Dan Rickord. Also present were Clerk-Treasurer Phyllis Whitright and City Attorney Anne Razo.

The Clerk-Treasurer had emailed the minutes of the June 7, 2022 meeting. Coshow made a motion to approve the minutes. Seconded by Fullenkamp, the motion was adopted.

The first item on the agenda included various lease agreements with the MERIT Center. City Attorney Anne Razo noted there are several leases up for renewal. Attorney Razo shared that the lease with King's Kingdom Childcare that had been discussed at the June 7, 2022 meeting was still being worked on. Also, the lease with Family and Community Services will be brought forth at the next meeting. The first of three (3) leases to be renewed is with the Bowen Center which had two (2) leases, one for each room (rooms 107 and 108) which has been combined into one lease totaling approximately 1,187 square feet at \$5.00 per square foot for a yearly rate of \$5,940 or a monthly rate of \$495.00 per month. The lease was updated to include breach language. The renewal lease with the Bowen Center begins July 1, 2022 and ends June 30, 2023. Fullenkamp made a motion to approve the updated lease with the Bowen Center and authorize Mayor Rickord to sign the lease. Seconded by Coshow, the motion was adopted. City Attorney Anne Razo noted that the update of the breach language will be included in all future renewals or new leases.

The second lease renewal was with Family Centered Services for room 105 at the MERIT Center, which has a rate of \$5.00 per square foot for a total of approximately 875 square feet at \$4,380 per year or \$365 per month. The renewal lease begins July 15, 2022 and ends July 14, 2023. Coshow made a motion to approve the renewal lease with Family Centered Services and authorized Mayor Rickord to sign the lease. Seconded by Fullenkamp, the motion was adopted.

The third lease renewal was with The Literacy Alliance for room 106 at the MERIT Center. The rate is \$5.00 per square foot for a total of approximately 875 square feet at \$4,380 per year or \$365 per month. Coshow made a motion to approve the renewal lease with The Literacy Alliance and authorized Mayor Rickord to sign the lease. Seconded by Fullenkamp, the motion was adopted.

Curt Witte, Building and Zoning Superintendent appeared before the Board regarding a code enforcement for the property at 939 N. 10th Street with Pedro and Maria Garcia of 1021 Vine Street who are the owners of the property. Witte shared that his department had dealt with the property in 2021 and was told it was being sold via a contract. However, on May 7, 2022 a notice of abatement was sent and by May 16, 2022 there had been no improvement, so a second notice of abatement was sent on May 23, 2022. On June 13, 2022 a notice to appear before the Board of Public Works and Safety tonight, June 21, 2022, was delivered to the Garcia's by the Decatur Police Department. Since no one showed, Witte requested City Attorney Anne Razo to send a letter to Mr. and Mrs. Pedro Garcia. Witte commented that there have been 290 abatement orders for weeds, vegetation, and trash already this year.

Building and Zoning Superintendent Curt Witte had brought up the possibility of using rental storage units for items the City removed from yards in abatement situations. Items that have been removed from the properties had to be kept for 30 days in case the owner wanted to claim any items back.

The City currently doesn't have a location to store the collected items. Witte had talked to the Musselman's who have storage units in the City and they are willing to work with the City. Witte will notify the owners that they have 30 days to pick up their items from storage and they would be responsible for the storage fee. Also, if the owners did not claim the items, the City would dispose of them and a lien would be placed on their property for the storage and the disposal fees. Coshow made a motion for Building and Zoning Superintendent Curt Witte the authority to talk with the Musselman's on a rental agreement to be brought before the Board at the next meeting. Seconded by Fullenkamp, the motion was adopted.

Regarding the nuisance abatements, Mayor Rickord shared that it would be a lot easier if everyone would clean up their properties so the City would not have to take the abatement steps.

Curt Witte, Building and Zoning Superintendent gave a brief update regarding the property at 138 N. 2nd Street. Witte had sent a drawing to all the Council members for Limberlost Construction to install beams over the alley to help stabilize the buildings and allow lighting to be installed for outdoor seating between the 138 N. 2nd Street building and the Famous Monster Pizza building. A Memorandum of Understanding would be needed and a more in-depth discussion would be held during the Council meeting when Max Miller, owner of Famous Monster Pizza would be in attendance.

Mayor Rickord read a letter of resignation that had been received from Reserve Police Officer Andrew Wolf who had accepted a position of a patrolman on the Berne Police Force. Fullenkamp made a motion to make the letter of resignation from Reserve Officer Andrew Wolf a matter of record. Seconded by Coshow, the motion was adopted.

There being no other business to come before the Board, Fullenkamp made a motion to adjourn. Seconded by Coshow, the motion was adopted.

Adjournment was at 6:21 P.M.