

City of Decatur
Board of Public Works & Safety Minutes
November 21, 2023

The City of Decatur Board of Public Works and Safety members met on Tuesday, November 21, 2023 at 6:00 p.m. 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 from the November 8, 2023 meeting. Fullenkamp made a motion to approve the minutes. Seconded by Coshow, the motion was adopted.

The first item on the agenda was Karey Fuelling, Wastewater Superintendent, and Josh Zimmerman, Civil Infrastructure Manager appearing before the Board seeking permission to proceed with aeration tank cleaning and replacement. Fuelling handed out photos of the tanks that needed to be cleaned, and presented a quote from Xylem Water Solutions USA, Inc., who engineered these tanks. The condition of the three (3) tanks was such that the aeration pods are no longer sealed and falling off when hit, likely more pods will be blown off when air is turned on. Also, main lines and runs are brittle with some broken, replacing the main lines and runs will make it easier to replace the brackets at the top of each tank. A quote of \$81,598 had been received for the project, but it was shared that the cost will be lower as some of the parts are being saved and reused. Also, there will be a savings with the staff doing the installation. Utilities Auditor, Kevin Hackman mentioned that he was struggling to find funds for this project, due to one of the higher utility customers are no longer in operation, so revenues are down, but with the new company coming next year, this will help increase revenues. Hackman requested possibly using half of the cost from American Rescue Plan (ARP) funds. Coshow made a motion recommended proceeding with the project with Council to approve funding. Seconded by Fullenkamp, the motion was adopted.

Next on the agenda was Operations Manager, Jeremy Gilbert regarding the bid from Dilling Group that had been opened on November 8, 2023 for the replacement of the heating and cooling systems at the MERIT Center. Gilbert shared that action on the replacement of the chiller and rooftop unit could be delayed for now. Gilbert recommended work be done on the controllers at a cost of \$252,000 and the boiler replacement at \$143,900 and on the pumps at \$59,603. It was noted READI grant funds and the sale of the lot at the MERIT Center to be purchased by Adams County could be used as payment. Fullenkamp made a motion to accept the bid from Dilling Group to proceed with doing the boilers, controllers, and pumps for now, totaling \$455,503.00. Seconded by Coshow, the motion was passed.

Next was a discussion on the interlocal agreement with Adams County for Animal Care and Control Services to continue for 2024. City Attorney Anne Razo shared that the 2023 rate was \$10,200 and noted if the City does not want to continue, a 30-day notice must be given. However, it was noted there really is no other option, so Fullenkamp made a motion to continue with the agreement. Seconded by Coshow, the motion was adopted. The Clerk-Treasurer will notify the County of the Board's decision.

The farm lease agreement was presented for the City's 450 N farm with the new amount that had been approved at the previous meeting. The winning bid was from Craig and Mason Fruechte at \$360.00 per acre for 27.65 tillable acres. The lease is a three (3) year lease and will expire November 30, 2026. Coshow made a motion to approve and sign the lease agreement. Seconded by Fullenkamp, the motion was adopted.

The farm lease agreement was presented for the City's 600 N farm with the new amount that had been approved at the previous meeting. The winning bid was from Dan Workinger of Workinger Farms at

\$165.00 per acre for 45.964 tillable acres. The lease is a three (3) year lease and will expire November 30, 2026. Fullenkamp made a motion to approve and sign the lease agreement. Seconded by Coshow, the motion was adopted.

Police Chief Kevin Gerber appeared before the Board regarding a policy that the City Attorney prepared for estate planning for police officers to be paid from the Betty Walters Fund. The policy would cover current officers and future hires. The City Attorney noted that the officer would be reimbursed after services are rendered showing proof of payment and submitting the receipt to the Clerk-Treasurer's office for reimbursement, or the attorney who provided the services could invoice the City to pay on behalf of the officer. Fullenkamp made a motion to approve the policy for the estate planning for the police officers. Seconded by Coshow, the motion was adopted.

Police Chief Gerber also mentioned that he had a policy regarding the fitness room at the police station, and a waiver of liability form that the City Attorney had prepared. Fullenkamp made a motion to approve the policy and the waiver of liability form to be used for the fitness room at the Decatur Police Department. Seconded by Coshow, the motion passed.

Police Chief Gerber shared that he has been having problems dealing with Verizon with dropped calls and getting responses from a representative and wishes to switch the police departments cell phone provider to AT&T, which is FirstNet for more compatibility with the new software in the police cars. Chief Gerber stated that there is no additional cost to the police budget. Chief Gerber also shared that the County had already made the switch. Coshow made a motion to allow Chief Gerber to change providers for the police department from Verizon to AT&T (FirstNet). Seconded by Fullenkamp, the motion was adopted.

Next on the agenda, Police Chief Kevin Gerber sought permission to take applications for future openings on the Police Department. He noted he felt it was a good idea to take applications yearly. Thus, when an opening occurred, applications were on file. Coshow made a motion to move forward with the application process being sought by Chief Gerber. Seconded by Fullenkamp, the motion was adopted.

Curt Witte, Building and Zoning Superintendent appeared before the Board regarding three (3) code enforcement issues. The first was for 133 N. 8th Street, the home had been condemned, and the owner, Property Connexions, LLC has until December 1, 2023 to respond. Witte shared that the quotes he received locally had been given to the new owner, but he had not received any response from them as of yet. Witte also had talked with surrounding neighbors to update them on what was going on with this property.

The second property, Witte gave an update regarding 1034 Parkview Drive. A second abatement letter had been sent on November 14 with a November 28, 2023 deadline to clean up the property. Witte will give an update on this property at the December 5, 2023 meeting.

The third nuisance abatement is for 1620 W. Madison Street, owned by Laurie Blythe. It was shared that an abatement letter had been sent, but the certified letter had been returned. No improvements have been done, and in fact, it was worse. Blythe had been given notice to appear at tonight's meeting, but failed to appear. Final notices had been sent to the owner and all attempts have been completed. So, Fullenkamp made a motion for the Building Supt., Witte to hire a contractor to remove items from the property to place in a storage unit for 30 days, and if no response is received from the owner, items will be disposed of, and the owner will be invoiced for the cost of the storage unit and the disposal fees. Seconded by Coshow, the motion was adopted.

A lease renewal had been prepared for Decatur Force, LLC (volleyball league) to use the gym at the MERIT Center to use the gym at the MERIT Center for 12 months ending on October 31, 2024. The

rent amount remains the same at \$20/hour Monday through Friday, and \$85/day on Saturdays and Sundays. Fullenkamp made a motion to approve and authorize Mayor Rickord to sign the renewal lease with Decatur Force, LLC (volleyball league) to use the gym at the MERIT Center. Seconded by Coshow, the motion was adopted.

A lease renewal was presented for Connor Brite's Wildflowers, Inc., to rent room 416 for \$450/month at the MERIT Center for music lessons. It was noted that no changes were made for the lease other than the dates, which is a one (1) year lease commencing on December 7, 2023 and ending on December 6, 2024. Coshow made a motion to approve and authorize Mayor Rickord to sign the lease. Seconded by Fullenkamp, the motion was adopted.

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

Adjournment was at 7:03 P.M.