

BOARD OF PUBLIC WORKS AND SAFETY
AUGUST 28, 2019

The Board of Public Works and Safety met in regular session at the Knox City Hall on Wednesday, August 28, 2019 at 9:30 A.M. CST with the following members present: Representing the Clerk-Treasurer's Office, Cheryl Runkle; Board members, Jim Collins, Steve Dodge, and City Attorney, Autumn Ferch. The following members were absent: Mayor, Dennis Estok and Clerk-Treasurer, Jeff Houston.

RE: AMENDMENTS TO THE AGENDA

Steve Dodge made a motion to add Elizabeth Darda to the agenda to thank the Police and Fire Departments.

Jim Collins seconded the motion. Motion passed with Two (2) ayes and No (0) nays.

RE: APPROVAL OF MINUTES

Minutes of the previous meeting were mailed to the Boardmembers prior to the meeting for their review. Jim Collins made a motion, seconded by Steve Dodge to approve the minutes as presented. Motion passed with Two (2) ayes and No (0) nays.

RE: 905 S. PORTLAND, EDWARD WALSH – SPECIAL LEAK ADJUSTMENT

Utility Clerk, Cheryl Runkle, gave the details regarding the request for the leak adjustment at 905 S. Portland. Mr. Walsh came into the Utility Office and was unhappy with the amount of his water bill. He had used twenty-one thousand (21,000) gallons of water. His average usage is one thousand (1,000) gallons. The Utility Clerk had requested a leak check when the meter was read on July 25th and no leak was found at that time. Mr. Walsh was not present. He has already received a leak adjustment in the form of "Summer Sprinkling Credit".

Steve Dodge made a motion to table this request to the September meeting so there would be three members to make the decision. Jim Collins seconded the motion. Motion passed with Two (2) ayes and No (0) nays.

RE: 1900 S. US HWY 35, ORTHO AND SPINE, DR. RICHARD ONI – SPECIAL LEAK ADJUSTMENT

Utility Clerk, Cheryl Runkle, gave the details regarding the request for the leak adjustment at 1900 S. US Hwy 35. The Utility Clerk had requested a leak check when she found high consumption of twelve thousand (12,000) gallons when the meter was read on April 25th. The Water Department found it to be leaking at a steady rate of one gallon every two minutes. It was not open at the time. On July 25th when the meters were read the consumption had gone up to seventy-four thousand (74,000) gallons. The Utility Clerk requested another leak check and at that time it was found that their service line was leaking. The Utility Clerk was in contact with Mr. Oni's bookkeeper. She informed her of the leak, and they had it fixed within two days. The Water Department verified that the leak had been fixed and the reading for the September bill has them on track to have a normal reading.

The reading for June 25th reflected a twenty-four thousand (24,000) gallon consumption. The Utility Clerk explained how much the adjustment would be for the two bills for July and August. The water portion would be \$372.30 the wastewater portion would be \$512.35, and the penalties to be removed would be \$72.35. The total adjustment requested is \$957.00.

Mr. Oni was present and addressed the Board. He showed them his records tracking his previous two years bills and consumptions. He apologized for not tracking it better. He said, he just signed the checks and did not pay attention. The board members conferred and discussed the numbers then Jim Collins addressed Mr. Oni and explained the amount of adjustment and the amount of the new bill.

Jim Collins made a motion to approve the adjustment of \$957.00. Steve Dodge seconded the motion. Motion passed with Two (2) ayes and No (0) nays.

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RE: 253 W LOCUST – UPDATE

The property is currently under enforcement for quite some time. On Friday, Ken Pfof did an inspection and there are still a few things necessary to come into compliance. The owners stated that they need a little more time. Ken Pfof is fine with that and stated that it is possible to complete those items within one to two weeks. Trailers need to be moved to the side yard, a car needs to be plated, there is a sink in the backyard with weeds growing out of it. Homeowner states the sink is for flowers. There are also three snowblades but only vehicles for two, so one has to be removed from the property. Homeowner stated that he would not get rid of the snowblades because it was part of his business. Steve Dodge suggested that he store it at another location and the homeowner stated they had nowhere else to store it.

City Attorney, Autumn Ferch, reminded the board that the homeowner's attorney had contacted her to request the fees be waived if all is completed by August 28. Steve Dodge asked Attorney Ferch for clarification regarding the conversation with the HO attorney.

Steve Dodge made a motion to table the issue until the September meeting. Jim Collins seconded the motion. Motion passed with Two (2) ayes and No (0) nays.

RE: 1 & 3 N. MAIN ST. – UPDATE

City Attorney, Autumn Ferch said she and Kenny Pfof met with Pete, the owner of the property, a few weeks ago regarding the trial that was moved to October. In that meeting they went over what was necessary to bring this property into compliance. A metal plate needs to be replaced on the sidewalk and that is completed. The only thing that is left is the brick needs to be fixed and painted. Attorney Ferch stated the owner said he anticipated starting that within one to two weeks. In the conversation with the owner of the property, Attorney Ferch and he discussed resetting this issue for the September meeting and if everything is done, the civil case would be dismissed provided everything, from the initial request was completed.

Steve Dodge made a motion to table the issue until the September meeting. Jim Collins seconded the motion. Motion passed with Two (2) ayes and No (0) nays.

RE: 253 E WASHINGTON ST. – STATUS UPDATE

This address is under unsafe building code enforcement. Ken Pfof said that he has spoken with the new owner, Valentine Negoj, and he has been put on a schedule of repairs. Ken Pfof also stated that it was a big job for the owner as his wife has been undergoing some health issues and they live in Illinois. Jim Collins asked Ken Pfof what the timeline for repairs was. Ken said the roof has to be repaired by September 30th, west wall reframing has to be done by October 30th, the south wall facing Washington St is due by November 30th, and at the end of November it will be reevaluated.

RE: 13 N. MAIN ST. – UPDATE

Owner, Don White, was present. He stated he has plans on bringing it up to code so he can sell it but he is having a hard time finding the help. He is currently renovating the upstairs apartment to hopefully help in selling it. When his partner gets back in a couple of weeks, they will start tearing garage down. Steve Dodge asked for an update as to what needed to be done. Ken Pfof said the leaning chimney, the back porch has extensive water damage and needs to be repaired, the leaking roof, the front of the building has siding that is coming off. Owner stated he is having a hard time finding that same siding. Steve Dodge asked what had been done to the chimney and the leaking roof in the back and the owner said nothing yet to both items. He also stated that it is going to be torn down when he gets help. He reiterated that the apartment was close to completion. Steve Dodge asked what the apartment upgrade has to do with the tear down of the dilapidated structure and the owner said, nothing. He cannot do the demo because he has no help. He will have help in a couple weeks. Ken Pfof stated the original completion date is September 2nd.

Steve Dodge made a motion to table the issue until the September meeting. Jim Collins seconded the motion. Motion passed with Two (2) ayes and No (0) nays.

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RE: 301 E. DANKER ST., SUPER VALUE INN – STATUS UPDATE

Kenny Pfof stated they have been under code enforcement under the unsafe building. He has not been able to get inside to inspect the interior. The electric work has been completed by Ron Warner.

RE: 504 E. CULVER RD. – STATUS UPDATE

Ken Pfof stated they are trying to get that cleaned up and the deadline is September 5th. The Power of Attorney for the owner stated that the process has begun to evict the tenants. The POA stated to Ken Pfof that he is unable to do anything until the tenant is out because he is afraid of him.

RE: 425 FEAR CT. – STATUS UPDATE

Ken Pfof stated this property has been under enforcement for over a year, but this is a new order to repair. One of the problems is that there are too many people living at that residence. The tenant states seven, the property manager states there are nine people. Currently there are only three people living there due to the tenant's children being removed by the Department of Family and Children. Tenant and property manager are aware that when the children are returned, they will have to find another place to live. The owner is Melvin Zeiters and they are working on what was necessary to bring this property into compliance.

RE: 207 & 209 N. ROOSEVELT RD. – UPDATE

Ken Pfof stated that the deadline for the completion of this address was July 24th. The roof is repaired, the windows have been replaced, plumbing is mostly done, and the electric is done. Ken Pfof stated they have completed much more than the order has stated. Yet to be completed are the siding and the bathroom. Gary Reedy is the owner and has been very good to work with. He is getting it done as he can.

RE: SUPERINTENDENTS REPORTS

MVH Superintendent, Jeff Borg was not present but submitted his report on paper. He reported that all the Road Salt contracts have been awarded. The City will have Morton Salt again at a price of \$77.72 per ton. Last year's price was \$64.82 per ton. The City is contracted to purchase 200 tons.

Superintendent Borg also reported that all equipment is in good working order.

Wastewater Superintendent, Kelly Clemons reported that the reed beds are not working as anticipated. They have been very wet. Street Dept gave them mulch to soak up the water so they can be cleaned out. They are not draining properly, and she thinks that a layer of fabric that is in the operation of the drainage may be slimy, so the City will need to look at other ways to get rid of our bio solids. Kelly spoke with a farmer to land apply but that will not be enough to get through the whole year, so the City needs to find alternatives. The farmer will get all the soil samples done but it will have to be trucked there.

Kelly said that her department will be cleaning lift stations mid-September. That is done twice a year. Kelly reminded the board of the bid opening that has been moved to Tuesday, September 24th at the Community Center due to court. There will be another pre-bid meeting on September 13th.

Police Chief, Harold Smith said the department is busy patrolling and keeping the City safe.

Officer P.J. McKee has been at the Academy for about four weeks and has about eleven weeks to go before he graduates.

Steve Dodge recognized Elizabeth Darda. Elizabeth Darda wanted to express her gratitude to the First Responders and Starke Memorial Hospital. Her son was stung by yellow jackets on August 8th and went into anaphylactic shock. He was transported to Mishawaka and was in a medically induced coma for three days. As a result of the quick response and great care, he walked out of the hospital on August 17th with only short-term memory loss. Mrs. Darda was very grateful.

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There being no further business to come before the Board at this time the meeting upon motion was duly adjourned.

Dennis Estok, Mayor

Attest: _____
Jeffery J. Houston, Clerk-Treasurer