

BOARD OF PUBLIC WORKS AND SAFETY
SEPTEMBER 25, 2019

The Board of Public Works and Safety met in regular session at the Knox City Hall at 9:30 A.M. CST with the following members present: Mayor Dennis Estok, Board Members Jim Collins, Steve Dodge, Clerk-Treasurer Jeff Houston and City Attorney Autumn Ferch.

RE: AMENDMENTS TO THE AGENDA

Steve Dodge made a motion to open the wastewater treatment project bids. Jim Collins seconded the motion. Motion passed with Three (3) Ayes and No (0) Nays.

RE: APPROVAL OF MINUTES

Minutes of the previous meeting were mailed to the Board Members prior to the meeting for their review. Steve Dodge made a motion, seconded by Jim Collins to approve the minutes as presented. Motion passed with three (3) Ayes and No (0) Nays.

RE: BID OPENING FOR WASTEWATER TREATMENT PROJECT

Mayor Estok proceeded to read the properly received bids for the Wastewater Treatment Project.

	Base Bid	Alternate Bid
Bowen Engineering	\$1,999,700	\$15,000
Thieneman Construction	\$1,634,000	\$40,000
HRP Construction	\$1,941,000	\$10,000
RE Crosby	\$2,212,045	\$34,000

Bret Konarski, Senior Staff Engineer for JPR said that since the project bids came in about \$100,000 more than anticipated none of the alternate bids would be accepted.

Mayor Estok made a motion to accept the lowest conforming bid of Thieneman Construction pending review by the City Attorney and project engineer. Jim Collins seconded the motion. Motion passed with three (3) Ayes and No (0) Nays.

RE: 306 LAMBERT – PUBLIC HEARING

Mayor Estok opened a public hearing on 306 Lambert Street. It has been under enforcement under the unsafe building regulation since July 17, 2019.

Building and Code Compliance Director Kenny Pfof said he sent the order to make repairs to 5th Third Bank. The original owners of the house have passed away in 2015 and 2016. He has received no response from the bank which has the mortgage. The Mayor said he knows the roof has been bad for years. Since the bank doesn't seem to want to do anything he would like the Director to get an order to inspect the interior of the house.

The Mayor closed the public hearing.

Mayor Estok made a motion, seconded by Steve Dodge to have Director Pfof contact the bank to see if they would release the property to the City or bring the property up to code. The City has been maintaining the yard. Motion passed with Three (3) Ayes and No (0) Nays.

RE: SURPLUS OF PROPERTY DETERMINATION

Five pieces of property were brought before the Board by the City Attorney. Three of them were part of the Blight Elimination grant. In order to sell the properties they need to be declared as "surplus property".

The Board can then determine the method of sale of the property. One option is to advertise properties for sale to adjoining property owners. If both adjoining property owners want the lot it would be split between them. Owners would be notified by letter.

Steve Dodge made a motion to declare the properties of 304 S. Main, 202 N. Pearl, 354 Water, 108 N. Allen and 303 E. John as surplus property and begin by offering the properties to

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adjoining property owners. Jim Collins seconded the motion. Motion passed with Three (3) Ayes and No (0) Nays.

RE: 253 W. LOCUST

Director Pfof reported the property owner of 253 W. Locust is still not in compliance. The property owner has an attorney that is representing him, however the attorney wasn't present. There are several trailers and vehicles. The City has already fined him and he has no intention of doing anything else. The Mayor said he would like to have the vehicles, trailers and junk removed and then a lien placed on the property for the cost.

Mayor Estok made a motion to have the City Attorney contact the property owner's attorney and give him a deadline, after which time the City will clean the property and bill the landowner. Steve Dodge seconded the motion. Motion passed with Three (3) Ayes and No (0) Nays.

RE: 1 & 3 N. MAIN

Director Pfof reported that progress is being made on the property. There is more tuck pointing and stucco work to be done but the Director is satisfied.

RE: 13 N. MAIN

Director Pfof reported that progress is finally being made on the property. They are working on getting the garage torn down. Temporary electric service has been put in to run electric tools.

RE: 301 DANKER

The property at 301 Danker Street is the Super Value Inn. The second inspection the Director made looked better. Only 5 rooms of the 24 are occupied. They are going through each room to make the necessary repairs. One room presently has the floor removed. The property is presently up for sale.

RE: 504 E. CULVER RD

This is the McCurdy property. It is also under the unsafe building code enforcement. The person living there was given a 10 day notice to pay or vacate. He may appeal to a 30 day vacating. The wood pile has been removed and the porch cleaned up. The Mayor asked the Director to keep an eye on the property to make sure it is maintained.

RE: 425 FEAR COURT

Director Pfof said this is a Melvin Zeiters property. He has been working with the property manager to bring the property up to code. The plumbing has been fixed and there are only 5 people living there now. New windows are ordered.

RE: SUPERINTENDENTS' REPORTS

Jeff Borg, MVH Superintendent reported that his department has finished with the hot crack sealing for the year. They used approximately 6,000 lbs.

They are also finishing up with roadside mowing.

They will be doing cold crack sealing the next two weeks.

The department is preparing the leaf vacuuming equipment and will be ready to start leaf cleaning by the first of October.

Police Chief Harold Smith reported that Officer Chuck Leonhardt has completed his one year of probation. He asked that the officer be declared full time. Jim Collins made a motion, seconded by Steve Dodge to declare Officer Leonhardt a full time, First Class Patrol Officer. Motion passed with Three (3) Ayes and No (0) Nays.

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Three reserves have completed their mandatory 40 hours of training on September 7. Their names are Lonny Boley, Brandon Rowe and Caden Bierly. They will mostly be used for ball games and City events.

Kelly Clemons, Wastewater Superintendent reported that the work on the reed beds has been completed. Three fields were used for application. The street department provided 18 loads of mulch to help absorb the moisture to allow the contractor to continue hauling. Once the mulch was delivered it had to be sifted to remove anything larger than 2" X 2". 102,400 gallons of biosolids were distributed by J & K Excavating. The driver and hauling cost a total of \$6,144.00. This should provide room for biosolids until November or later. A company is coming in next month to demonstrate a fan press to see if that is practical for use at our facility.

The Mayor introduced the new Water Superintendent Tim Lindewald to the Board of Works. The Superintendent then gave a report for his department.

They installed a new fire hydrant at the 800 block of Bower Street. One hundred feet of two inch water line was installed behind the old B & H Supply building. They have completed the 8" to 10" tap for J.W. Hicks. Three new meter pits have been installed and 15 meters repaired.

His next big project is to pull the #2 pump as was already done on #1 and #3. It would then be disassembled, inspected and repaired as needed. The estimated cost would be about \$28,000.00. Should addition cleaning be required, the additional cost would be \$3,400.00 a day.

Jim Collins made a motion, seconded by Steve Dodge to pay for it out of Water Improvement. Motion passed with Three (3) Ayes and No (0) Nays.

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

Dennis Estok, Mayor

Attest: _____
Jeffery Houston, Clerk-Treasurer