

BOARD OF PUBLIC WORKS AND SAFETY
OCTOBER 23, 2019

The Board of Public Works and Safety met in regular session at the Knox City Hall on Wednesday October 23, 2019 at 9:30 A.M. CST with the following members present: Mayor Dennis Estok, Board Members Jim Collins, Steve Dodge, and City Attorney Autumn Ferch.

RE: AMENDMENTS TO THE AGENDA

Steve Dodge made a motion to add three items to the agenda: (1) Sale of surplus property. (2) Promotion of Officer Patrick McKee to First Class Patrolman. (3) Award of Wastewater Improvement Project of 2019 Construction Contractor Bid. Jim Collins seconded the bid. 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: SALE OF SURPLUS PROPERTY

The City has determined that it is in their best interest to sell off surplus parcels of property that were purchased for the purpose of Blight Elimination. They are being sold under Indiana Code 36-1-11-5 and are being offered to abutting landowners first. Only one bid was received for each of the properties. The bids were as follows:

354 E Water Street	-	\$5,500.00
303 E John Street	-	\$5,100.00
108 Allen Drive	-	\$5,000.00
202 N Pearl	-	\$6,505.00
304 S Main	-	\$5,000.00

Jim Collins made a motion, seconded by Steve Dodge to sell the properties to the abutting landowners. Motion passed with Three (3) ayes and No (0) nays.

RE: PROMOTION OF PROBATIONARY OFFICER PATRICK MCKEE TO PATROLMAN FIRST CLASS

Mayor Estok reported that Officer McKee has completed all training and served the probationary period of one year. Chief Harold Smith recommended that he be promoted to First Class Patrolman. Mayor Estok made the motion, seconded by Steve Dodge to approve the promotion of officer McKee. Motion passed with Three (3) ayes and No (0) nays.

RE: AWARDING OF CONSTRUCTION CONTRACT FOR WASTEWATER IMPROVEMENT PROJECT 2019

Certified bids for the 2019 Wastewater Improvement Project were opened at a previous meeting. A total of Four (4) bids were received on September 24, 2019 with base bid prices ranging from \$2,212,045.00 to \$1,634,000.00.

Engineer JPR evaluated the bids and recommended the lowest responsive and conforming bid be awarded the project. They recommended Thieneman Construction Inc. in the amount of \$1,634,000.00.

Jim Collins made a motion, seconded by Steve Dodge to award the bid to Thieneman Construction, Inc. Motion passed with Three (3) ayes and No (0) nays.

Brett Konarski, PE from JPR Engineering stated that the next steps would be to get the contract signed by the contractor and then set up a pre-construction meeting.

RE: WAIVE BUILDING PERMIT FEES - KNOX SCHOOL CORPORATION

Dr. William Reichart, Knox School Superintendent came before the Board to request waiver of permit fees for its 20-million-dollar construction project. Building and Code Compliance

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Director Kenny Pfof would still do necessary inspections and issue permits. Dr. Reichart estimated that the fees would run about \$5,000.00. Steve Dodge made a motion seconded by Jim Collins to waive the construction fees for the Knox Community School Project. Motion passed with Three (3) ayes and No (0) nays.

RE: QUOTES FOR NEW TRACTOR - STREET DEPARTMENT

Jeff Borg, MVH Superintendent told the board that he received three quotes in accordance with the purchasing policy to replace the John Deere 5325. He is going to trade it in for \$22,000.00 after 14 years of service and an original cost of \$34,000.00 for the 2005 tractor. The quotes were:

Knox John Deere	-	\$41,650.00
Plymouth John Deere	-	\$42,700.00
Winamac John Deere	-	\$43,000.00

The money to pay for it would come from the Local Road and Street Fund and from the MVH Fund. Jim Collins made a motion seconded by Steve Dodge to approve the purchase of the tractor from Knox John Deere. Motion passed with Three (3) ayes and No (0) nays.

RE: SOP#22 - RESERVE OFFICER PROGRAM

City Attorney Autumn Ferch explained that the Council needed to pass an Ordinance to establish a Reserve Officer Program which was done the previous night. The next step is for the Board of Works to pass a SOP spelling out the purpose, duties, administration etc. Jim Collins made a motion, seconded by Steve Dodge to approve SOP-22. Motion passed with Three (3) ayes and No (0) nays.

RE: 253 W LOCUST UPDATE

Building and Code Compliance Director, Kenny Pfof, reported that the property at 253 W Locust is much improved. The trailers and excess vehicles were removed. Much of the property has been cleaned up, but there are a few things that need to be done yet. He asked that if they finished cleaning the property that the \$900.00 penalty assessed already be waived.

Mayor Estok said the City will review the condition of the property before the Board of Works meeting and if everything is done, the City will probably waive the fines that have been assessed.

RE: 6 N PEARL - UPDATE

Kenny Pfof said he has issued an order on 9/27/19 to the owner of 6 N. Pearl, Lucy Valadares to rehabilitate or demolish, she requested a public hearing within the ten day time limit.

Kenny now needs to schedule a public hearing. City Attorney Ferch said Kenny, Ms. Ferch and Lucy's Attorney have met to discuss a couple of the properties Mrs. Valadares owns.

Jim Collins made a motion, seconded by Steve Dodge to schedule a public hearing at the next Board of Works Meeting. Motion passed with Three (3) ayes and No (0) nays.

RE: 1 - 3 N. MAIN - UPDATE

City Attorney Ferch stated that a bench trial is set for Monday concerning 1 - 3 N. Main. Pete Medlev has renewed the rental on the Lift he is using to clean the outside of the building. He has been in contact with Mr. Pfof and wants his bench trial postponed. Steve Dodge noted that the tuck pointing in the back of the building also needs to be done.

Jim Collins made a motion to have the City Attorney request the bench trial be rescheduled for April of 2020. Steve Dodge seconded the motion. Motion passed with Three (3) ayes and No (0) nays.

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RE: UPDATES ON OTHER DISTRESSED PROPERTIES

Director Pfof gave further updates on the following properties: 13 N Main (Republican H.Q.) work is continuing on getting property into compliance. 253 E. Washington - they are under a schedule to fix the roof. 105 S Bower, work should be starting soon. They are now keeping the yard maintained. 507 S East Street, the house has been sitting vacant for a couple of years. The property has recently changed hands. 207 W Lake, the house burnt. The owner and the insurance company are arguing about whether it should be torn down. Serve Pro is presently at the house to try to fix it up. 305 W John, there is a lot of junk. Dollahan own the property and has removed five vehicles that were tagged by the director. He is slowly working to get it cleaned up. 705 S East, house owned by Norma Wagner. The Mayor said an inspection needs to be done on the inside of the property. He has received many complaints.

RE: SUPERINTENDENTS REPORTS

MVH Superintendent, Jeff Borg said his department started leaf vacuuming on Monday. It is off to a slow start. They are preparing the equipment for winter operations. He is working on getting the paperwork done for a request for additional information from IDEM for the compost facility registration. These additional documents include a flood plain map and a water and well record as well as a map of the facility.

Wastewater Superintendent, Kelly Clemons, reported that her department has started cleaning the lift stations. Nine had been completed and three remain. They will then go through and check the pumps, floats etc. for needed repairs. The Superintendent completed the land application reports for the distribution of the material in the reed beds. She has checked with other operators and she thinks reed beds are very cost effective. She also recently had a vendor demonstrate a rotary press. The reed beds will need a major overhaul soon.

In the absence of Tim Lindewald, who is at training, Tim Vogelzang gave the Water Department Report. The department flushed the water hydrants in October. They are replacing the fire hydrant behind the City Hall. The department also cleaned out the water lines at the park.

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