

**BOARD OF WORKS**  
**TUESDAY, DECEMBER 10, 2019**  
**5:00 PM**

Mayor Ryan Daniel – Present  
Clerk Treasurer Rosie Coyle – Present  
Attorney Marcia McNagny – Absent  
Walter Crowder – Present  
Daniel Weigold – Present

The Columbia City Board of Works met in regular session with all members present, Mayor Daniel presiding.

**MINUTES** Motion was made by Dan Weigold to approve an overview of the November 26, 2019 meeting minutes as presented, Walter Crowder seconded the motion, all voted aye.

**UNSAFE BUILDING HEARING: 315 S. MAIN STREET** Craig Wagner, Chief Building Inspector for the Joint Planning and Building Department, was present to discuss the building at 315 S. Main Street that was hit by a vehicle on November 26, 2019. He advised they issued an emergency evacuation order for the front 2 apartments and explained after evaluating the building, some of the construction methods that have been used and because of some of the issues they have had in the past, they went ahead and issued an order for demolition within 30 days. He noted the hearing was by the requirement of State Statute 36-7-9 of the unsafe building statutes in Indiana.

Mayor Daniel recessed the Council meeting to hold the public hearing on the demolition order.

Eugene Childers, owner of 315 S. Main Street, advised he had a bid to do the demolition and has also talked with Paul Davis Restoration who declined trying to do repairs. He advised he was meeting with Little River out of Fort Wayne to see what their thoughts were but it looked like the building would have to be demolished. He advised he would have more to report once he talked with the other contractor.

Dan Weigold noted the building was built in about 1900 and the second part was built in about 1940.

Craig Wagner advised they did not know what damage throughout the structure and framing system actually happened when the car hit the building.

Walt Crowder questioned Mr. Childers if he was asking for a 24 hour delay to meet with the contractor or acknowledging the building needed to come down. Mr. Childers advised he would like to meet with the other contractor to see if there was any merit in trying to save the building but was not holding his breath.

Craig Wagner advised it would be up to the hearing authority if it was decided to allow repair rather than demolition because he did not put that option in the order. He did not see where it was economically feasible to put that much money back into the building.

Mayor Daniel questioned when the 30 day order started. Craig Wagner advised it started the day they posted it, which was November 27. He shared the reason for the 30 days was because the building was so close to the public way and with the truck traffic on Main Street they were afraid it would make the issue worse.

Hearing no further questions or comments, Mayor Daniel closed the public hearing.

Dan Weigold felt if Mr. Childers would like 24 hours to have another contractor look at the building it would give him options but after that 24 hours it would come back and would be condemned.

Walt Crowder presented the scenario of Mr. Childers meeting with the contractor who says he could fix it but the order, from the inspector side, would not let it be fixed. Craig Wagner advised that was correct but would be up to the hearing authority to make the final call on it.

Mayor Daniel noted even if the Board would give approval to repair the building, it would still have to pass inspection. Craig Wagner advised that was correct; they would issue a permit and would have to talk with the contractor to see what their proposed corrections were and go from there. He advised if the Board decided to go forward with that then his order would have to be rescinded.

Mayor Daniel suggested if the Board of Works wanted to give Mr. Childers the ability to meet with the contractor, then he would be given 24 hours to meet with the individual and make final determination. He added if the contractor says they cannot fix the building then the order remains and the building needed to be demolished within the 30 day timeframe. He suggested on the opposite side, if the contractor says they can fix it, he felt they needed to have the building shored up immediately. Dan Weigold questioned if we could require a performance bond. Craig Wagner advised we could.

Mayor Daniel advised he was torn on this as the building looked like it could crumble at any moment and based on the conversations it sounded like Mr. Childers agreed the building was in need of demolition. Mr. Childers agreed.

Craig Wagner requested if the order was going to be rescinded that he be brought back in to look at the building to see what really needed to be done. He explained if he allows repairs or rebuilding of an unsafe situation they spell out exactly what the final goal was.

Walt Crowder noted that right now Mr. Childers was liable for the building but there was risk involved leaving it the way it was. He felt the biggest thing was safety and the duration of time we wait. Mr. Childers agreed. He shared he had a claim into his insurance and they requested he explore the idea of repair but the building was only insured for \$125,000.

Mayor Daniel recognized and wanted to support Mr. Childers but had to agree with Craig and vote to support the emergency demolition. He was afraid of the building falling into Main Street and causing additional harm. Dan Weigold agreed. Walt Crowder concurred. He shared he felt bad for the situation but felt they also had to protect others. He appreciated Mr. Childers being understanding of the situation.

Motion was made by Mayor Daniel to uphold the emergency order to demolish the structure as presented by the Building Inspector, Dan Weigold seconded the motion, all voted aye.

**WARRANTY FOR STREETS – CAMBRIDGE SECTION II** Motion was made by Mayor Daniel to approve construction warranty time frame for Cambridge Crossing Section II with acceptance date of December 10, 2019 and proceeding for one year as presented, Walt Crowder seconded the motion, all voted aye.

**AGREEMENT WITH TECHNOLOGY FOR ENERGY CORP – METER CHANGE OUT SERVICE** Shawn Lickey reviewed the Statement of Work with the Board. He shared this company was also installing Northeastern REMC meters and were able to give us a reasonable price since they were already in town. He shared the Statement of Work was for 4000 meters and had a not to exceed amount of \$64,000.00. He advised he budgeted about \$75,000.00 but was able to get a better price. He explained as they go out to do work orders they replace the meter while on the property. He advised they have done 400 meters already which saves them \$16.00 per meter. He shared they have a guarantee to be done by December of 2020.

Shawn Lickey asked for approval of the \$64,000.00; he thought with the meters already installed the cost would be down to about \$50,000.00.

Mayor Daniel questioned if we were at about the 3600 meter range for meters. Shawn Lickey advised we had 863 installed but that has been over a 2 year period. He shared anytime they are at a property for other work they take a meter with them to change out; he advised it saves us \$16.00 for every meter we are able to install. Mayor Daniel confirmed we would be charged \$16.00 per meter, period. Shawn advised that was correct. Mayor Daniel noted the cost would not go up to the \$64,000.00 and confirmed they would only install what we have left to do. Shawn advised that was correct.

Shawn Lickey advised Attorney McNagny reviewed the Statement and was good with the final version.

Motion was made by Walt Crowder to go into the agreement of installation for a price not to exceed \$64,000 to install the new meters, Mayor Daniel seconded the motion, all voted aye.

**OLD SETTLERS STREET CLOSING 2020** Mayor Daniel assumed the request was the same as years past. Scott Leatherman noted they were parking the housing trailers on Line Street now because of the construction. He requested port a pots be added to the application. He advised there was a lot of urination happening on the street by the housing trailers. Tom LaRue suggested the housing trailers be relocated. Mayor Daniel advised he had no problem requiring that of Old Settlers around the housing trailers. Chief LaRue noted the Health Department made

the comment last year that if it happened again they would get rid of the housing trailers. He stressed that something needed to be done. Mayor Daniel questioned if there was confirmation of the port a pots. Rosie Coyle advised she had not discussed it with them yet but would put that request on the application when returning the permit.

Motion was made by Mayor Daniel to approve the Old Settlers Day Festival request with the addition of multiple port a pots near the living quarters, Dan Weigold seconded the motion.

Chief LaRue noted Scott Wagner mentioned the gray water and that being addressed separately. He shared when they made mention about the use of other facilities other than the sidewalks for certain bodily fluids it was said there was a possibility the workers were just using the showers. Chief Leatherman explained the housing trailers have shower units so instead of going on the sidewalk they go in the shower which comes out of the drain into the street anyway. Mayor Daniel concurred that was more of a Health Department concern more than a Board of Works issue but if it is recognized that is occurring it shall be immediately given to the Health Department.

Upon the motion, all voted aye.

**QUOTES FOR F-550 STREET TRUCK** Kelly Cearbaugh advised he received 2 quotes; one from Bob Thomas and one from City Ford. He shared he had roughly \$55,000 budgeted and the highest quote was about \$47,000. He advised he did not have a preference between the two.

Motion was made by Mayor Daniel to go with the City Ford bid for the 2020 Ford F-550 4x4 for the amount of \$47,096.50, Dan Weigold seconded the motion, all voted aye.

**BILLS** Motion was made by Dan Weigold to pay the bills in the amount of \$1,108,681.53 as presented, Mayor Daniel seconded the motion, all voted aye.

**PAY REQUEST #3 - CROSBY** Mayor Daniel explained this was pay request #3 for pay application #19119-03 for the amount of \$483,075.00. He advised Mike Cook has reviewed and signed off on the request as well as the inspectors.

Motion was made by Walt Crowder to pay the bill for payment #19119-03, Mayor Daniel seconded the motion, all voted aye.

Having no further business to discuss the meeting was adjourned.

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Mayor Ryan Daniel

Attest:

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Clerk Treasurer Rosie Coyle