

BOARD OF WORKS
MONDAY, DECEMBER 30, 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 December 10, 2019 meeting minutes as presented, Walter Crowder seconded the motion, all voted aye.

UNSAFE BUILDING: 315 S. MAIN STREET Rosie Coyle explained Gene Childers talked with Craig Wagner about saving the back part of his building at 315 S. Main Street. She advised Craig checked it out and did not have a problem with it but felt like they needed to come back to the Board of Works for approval.

Gene Childers was present to explain he would like to keep the wooden part of the building and demo the brick part that was unstable. He advised he was still working with the insurance companies to see how much they were going to pay. Mayor Daniel questioned how much of the property was the wood part. Mr. Childers explained it was almost ½ of the building. Mayor Daniel questioned how many apartments were in the building now. Mr. Childers advised there were 2; one 2 bedroom upstairs and one 1 bedroom downstairs. Mayor Daniel questioned if the plan was to reuse the back portion. Mr. Childers advised it was and just needed some repainting.

Mayor Daniel confirmed the idea would be to change the order so that the front half would be demolished and the back part, the wood framed area, would be saved and remodeled. Mr. Childers advised that was correct. Dan Weigold questioned what the front would look like after it was torn down. Mr. Childers shared he would build new on the front half.

Mayor Daniel felt this was a good thing but was unsure what the request was; to change the demolition order to just the front part or cancel the order? Rosie Coyle advised Craig talked with her about it and shared he was ok with Mr. Childers keeping the back part. She felt if the Board would approve the change, it should be contingent upon Craig's approval. Walt Crowder questioned if there would be a time perimeter set that part 2 would need to be done. Mr. Childers advised it would depend on settling with the insurance companies and finding a good contractor. Walt Crowder confirmed with Mr. Childers he could not do anything until it was settled. Mr. Childers advised that was correct; some insurance companies were easier to work with than others.

Mayor Daniel questioned where he was at with the demolition of the front part. Mr. Childers advised it has not happened yet and needed some resolve on how much needed to be demolished. Mayor Daniel advised he was questioning because the initial demolition order was for 30 days.

Mayor Daniel advised he did not have a problem with it pending Craig's signature. Dan Weigold and Walt Crowder were in agreement.

Motion was made by Mayor Daniel to modify the demolition order to only include the front half of the building, masonry portion, and leave the back portion, the wooden

portion, standing with approval from Craig Wagner, Dan Weigold seconded the motion, all voted aye.

INTERLOCAL AGREEMENT – REGIONAL WATER & SEWER DISTRICT

Mayor Daniel shared they have been negotiating this agreement for quite some time. He advised Mike Cook has reviewed the agreement and made some modifications, which have been incorporated.

Mayor Daniel explained they were able to establish 2 different types of rates; an EDU which is basically a house or dwelling and then a metered rate which would be a metered discharge point. Dan Weigold questioned if a meter was put in if it would meter the water or the sewage. Mayor Daniel thought it was based on the water usage. He went on to explain there were 2 options for tap fees; pay \$1,000 per connection or the District itself could pay for the 4” meter, which is where they would tie into our system. He shared there was a provision that if the City annexes part or all of the service area the City is able to buy out the service area from the Water and Sewer District.

Walt Crowder confirmed there was no competition that would compromise between owner and City; we would not bring in a third or fourth party. Mayor Daniel advised there would not; it would be a direct agreement with the District.

Mayor Daniel explained there was a requirement for waiver of remonstrance if they were going to connect to our system. He shared it covered 2 miles outside of our boundaries as our 2 mile jurisdiction was not actually 2 miles on every side.

Mayor Daniel felt they have gotten to a point where this was a mutually beneficial agreement. He advised it provides service to the Regional Sewer District, allows us to gain some dollars while not necessarily having to provide all of the infrastructure work that is part of it. He noted under the definitions for metered rates it does talk about a volume charge which explains how we calculate usage.

Walt Crowder shared this was something that may not happen for months; with being on the Sewer District they were not ready to engage but this agreement helps to lay the platform if the Sewer District elects to expand that way.

Motion was made by Mayor Daniel to approve the Interlocal Agreement between the City of Columbia City and the Whitley County Regional Water and Sewer District as presented, Dan Weigold seconded the motion, Mayor Daniel and Dan Weigold voted aye, Walt Crowder abstained since he serves on the Committee.

BILLS AND PAYROLL Motion was made by Dan Weigold to pay the bills as presented in the amount of \$1,184,062.17, Mayor Daniel seconded the motion, all voted aye.

Motion was made by Dan Weigold to approve the Allowance Docket for payfile ending 12/20/2019 in the amount of \$204,700.85 and overtime \$4,241.49, Mayor Daniel seconded the motion, all voted aye.

Motion was made by Dan Weigold to approve the Allowance Docket for payfile ending 12/06/2019 in the amount of \$226,187.71 and overtime \$9,173.81, Mayor Daniel seconded the motion, all voted aye.

Rosie Coyle noted she had some checks she needed to get out for end of year and questioned if the Board would want to approve those as well. Motion was made by Dan Weigold to pay APV register batch end of year checks in the amount of \$494,831.05, Mayor Daniel seconded the motion, all voted aye.

WATER DEPARTMENT EMPLOYEE REQUEST Mike Shoda noted the Board had given him approval to hire a new employee to replace Cindy Coburn who retired with the City. He shared when he took over the Water Department he was also given the Stormwater Department. He advised they have done some figuring and have the potential of hooking up 112 new houses this year and have about 1200 catch basins they are not getting cleaned and inspected every year. He shared with everything they have to do plus there are areas they need to put new water main in, he would really like approval to hire 2 employees rather than 1. He advised he checked with Rosie Coyle and she felt the budget could sustain an additional employee.

Mayor Daniel shared he and Mike had discussions on this and they felt there was plenty of work for multiple years to keep them busy. He felt it was a scenario that as we are hooking up more and more houses and putting in more and more water lines the one thing being neglected was our stormwater system. He noted things were being done but we are not doing much in means of repairs to the system.

Walt Crowder advised he had no problem with it; we are expanding and we need to maintain what we've got and still provide good quality service. Dan Weigold agreed. Mayor Daniel advised he did not have a problem with it and the concerns he had were addressed.

The Board was in agreement with moving forward with another person.

Rosie Coyle questioned since the electric department was going to AMI would the water department still be reading meters. Mike Shoda explained they would be reading until the AMI program can pick up the water meters. He thought, after the first of the year, they would be hooking up the MSF water meter to make sure it was reading right and working correctly. He understood they can see the meters but cannot read them. Mayor Daniel explained they were working on the bridge between Neptune and Tantalus, or whomever it was, to pick up the reads. Mike Shoda thought they would need to talk with REMC about reading the meters that go out east.

DEPARTMENT REPORTS **Scott Leatherman** – Officers Kelley, Wooldridge and Pepler graduated from the academy on December 27 and Officer Myers is scheduled to go on January 13. He advised they pulled Officer Denbo from attending the academy to help cover the road due to 2 officers scheduled to be out for surgery.

BOARD OF WORKS APPRECIATION Mayor Daniel expressed appreciation to Dan Weigold for his 8 years of service on the Board of Works. He noted Dan would be missed and was thankful for his continuous time and efforts to the City.

Having no further business to discuss the meeting was adjourned.

Mayor Ryan Daniel

Attest:

Clerk Treasurer Rosie Coyle