

**BOARD OF WORKS  
TUESDAY, OCTOBER 22, 2024  
5:00 PM**

Mayor Ryan Daniel – Absent  
Clerk Treasurer Rosie Coyle – Present  
Attorney Marcia McNagny – Present  
Daniel Weigold – Present  
Lisa Smith – Present

The Columbia City Board of Works met in regular session with all members present, except Mayor Daniel. Dan Weigold called the meeting to order at 5:01 p.m.

**MINUTES** Dan Weigold made a motion to approve the October 14, 2024, meeting minutes as presented. Lisa Smith seconded the motion, all voted unanimously.

**BID AWARD: PARK TRAIL** Chip Hill recommended awarding the project to Pulver Asphalt Paving for the amount of \$1,992,580.50. He advised all the paperwork would be signed at the November 12 meeting.

Dan Weigold reported they received a letter from Derrick Frederickson, Project Engineer with Engineering Resources, who recommended the same.

Dan Weigold made a motion to accept the bid for Pulver Asphalt Paving in the amount of \$1,992,580.50. Lisa Smith seconded the motion, all voted unanimously.

**REQUEST FOR IMPROVEMENTS IN PLATTED ALLEY – 405 N. LINE STREET** Scott Gaines with Legacy Commercial Property was present on behalf of a potential pizza tenant who would require a drive-up window. He shared that they were hoping to get approval of the plan and needed modifications.

Dan Weigold advised he reviewed the survey and noted this was a dedicated alley and questioned if there would be an issue. Kelly Cearbaugh stated as far as he was concerned it was not an alley. Shawn Lickey noted there was a utility easement through there with a utility pole located directly in the middle of where they want the drive. He advised unless they want to pay to move the utilities, they would not be able to put a drive-thru there.

Mr. Gaines explained their Plan A was to come in from North Street but it was his understanding the City preferred traffic go up and around the building. Nathan Bilger explained the Parking Code requires 10 stacking spaces for pickup windows and to get that, traffic would have to go around the building. He advised they cannot go South to North Street, to do that, the North Street egress would be really funky. He stated if you have people going to a pickup window at the South end of the building, it would be conflicting with outbound traffic and so on. He noted this arrangement would basically be like what we have at the Subway at the old train station where it goes around the entire building to get that required stacking. He mentioned in their submittal it looked like the power pole would be just at the edge of the pavement. Shawn Lickey advised to move the utility pole would require quite a bit of engineering and work but if they can go around

the pole then he would be ok with that. He made it known that they may have to use the drive when they are doing utility work.

Chip Hill suggested it may be in the best interest, for both parties, to vacate that alley which would ease everything for maintenance and everything. Dan Weigold advised he would not have a problem with that as the property has been sitting empty for a long time and if we have somebody interested in moving forward with the development there the Board could seriously look at a vacate. Shawn Lickey noted if we would do that, we would want to have a utility easement there. Chip Hill agreed and noted the alley does not extend any further than the property so the City would not have a need for it for any future development. Nathan Bilger advised the same owner owns both sides of the alley, but the East side is zoned commercial and the West side of the alley is zoned residential. He noted the driveway could come out a little bit further West to avoid the utility pole; he advised he would not have an issue with the driveway being on the residential portion.

Dan Weigold confirmed everyone was in agreement to go ahead and accept the request for improvements with the idea of looking at vacating. He then questioned if they should do the vacate first. Nathan Bilger felt that was a question for the owner in terms of how quickly they need to get their tenant in. Mr. Gaines advised from an owner standpoint they do not have a preference as it is going to be tenant driven. He advised it was his understanding that their tenant would like to be open by the end of the year but was unsure if that was realistic.

Chip Hill felt like there was some time and suggested tabling the issue until the November 12<sup>th</sup> meeting to allow him time to coordinate with electric and the owner to figure out what the best route would be moving forward. Mr. Gaines advised he would be ok with that.

Dan Weigold made a motion to table this until the next meeting. Lisa Smith seconded the motion, all voted unanimously.

**BILLS** Lisa Smith made a motion to pay all accounts payable in the amount of \$151,488.68 from the allowance of accounts payable vouchers dated 10/22/2024 for checks. Dan Weigold seconded the motion, all voted unanimously.

Lisa Smith made a motion to pay all accounts payable in the amount of \$792,404.94 from the allowance of accounts payable vouchers dated 10/22/2024 for EFT payments. Dan Weigold seconded the motion, all voted unanimously.

**PAYROLL** Lisa Smith made a motion to pay all accounts payable, except overtime in the amount of \$260,907.59 plus overtime in the amount of \$14,464.10 for a total of \$275,371.69 for the payfile ending 10/04/24. Dan Weigold seconded the motion, all voted unanimously.

Lisa Smith made a motion to pay all accounts payable in the amount of \$1,503.00 from the allowance of accounts payable vouchers dated 10/16/2024 for HSA. Dan Weigold seconded the motion, all voted unanimously.

**WESTGATE – SUBSTANTIAL COMPLETION** Chip Hill reported Westgate has finished up and he signed the Certificate of Substantial Completion for the project. He advised the one-year warranty period for Phase 2 was effective as of October 4.

**DEPARTMENT REPORTS** **Chip Hill** – meeting with Hunger this week for the skate park and are expected to come in November. **Mike Shoda** - hooking up new services and changing meters. **Kelly Cearbaugh** - finished with limb pickup for the year, couple rounds of leaf pickup, sanitary sewer installed at Timber’s Edge. **Matt Heiden** – still waiting for pool pads, all the concrete is out for the dugouts and foundation for one is dug. **Mike Cook** - Maddox Industries coming in to look at the Main and Jefferson Street liftstation for the installation of new pumps and modifications on the force main project, staff repaired air release valve on the SDI property force main, Dystor inspection on September 12 came back unfavorable and will be getting quotes to replace the cover. **Shawn Lickey** - began changing the poles that tested bad from Osmos, meeting with IMPA to discuss their rate study and our rates for next year.

**STREET CLOSING - LIL’ PUMPKINS ON THE SQUARE** Rosie Coyle presented a street closing request for Lil’ Pumpkins on the Square. She advised they were requesting Chauncey and Van Buren Street around the courthouse be closed. She reported in previous years we only closed Chauncey and advised the Police Chief does not want to close Van Buren for several reasons; it starts at 3:30 pm, we still have the detour in place and officers are needed at the Mother/Son event.

Dan Weigold made a motion to accept the Police Chief’s recommendation for Lil’ Pumpkins on the Square and only close Chauncey Street from 3:30 to 6:30 pm. Lisa Smith seconded the motion, all voted unanimously.

**BLUE EAGLE TOWING** Christopher Morgan with Blue Eagle Towing out of Fort Wayne was present to introduce himself and share that he will hopefully very soon be taking over Smith Brothers Towing. He advised they were really close to getting that transaction completed and was honored to be taking over the legacy that Smith Brothers Towing has built here in Columbia City and especially providing a path to retirement for Kent Smith. He reported that all the current employees will be staying on and hopes to bring some new energy and a growth mindset to grow and add employees.

Having no further business to discuss, Dan Weigold called the meeting adjourned.

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Dan Weigold

Attest:

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Clerk Treasurer Rosie Coyle