

MINUTES OF THE REGULAR MEETING OF THE BOARD OF
WORKS AND SAFETY FOR THE CITY OF ATTICA
September 15th, 2020

The Board of Works and Safety for the City of Attica met, pursuant to Public Notice, on Tuesday, September 15th, 2020, at 5:00 P.M. in the City Council Room.

Present was Board Member, Andy Smart and Chris Gayler, also present, Mayor Duane Roderick, Attorney Mallory Redlin, and Clerk-Treasurer Joanne Broadwater.

Minutes from the previous meeting:

Smart made a motion to approve the minutes from the September 1st, 2020 meeting, Gayler seconded, all were in favor, and the motion passed.

Citizens petitions:

There were none.

Department Head Reports:

Director of Public Works, Eric Swank had nothing to report.

Police Chief, Ed Durnil had nothing to report.

Attica Fire Chief, Mike Little, had nothing to report.

Building Commissioner, Jeff Pycke,

BOW member Smart asked if 804 S. Brady St. was safe to live in? Pycke stated he would look at the property.

Smart also stated he had a citizen complaint about 204, 206, and 208 Pike St. that they were in bad condition. Pycke stated he looked at these properties and they are in bad condition.

Pycke stated he has approximately 7 UBO's in progress now, he would put together the list and provide it to the BOW members.

Pycke has nothing further to report.

Economic Development Director, Rod Bannon,

Bannon stated he has requested tax forgiveness for two city properties, yet two of the properties are still up to tax sale. There is an additional property by the river that is also up for tax sale.

Attorney Redlin explained the tax sale process.

Bannon provided up update to the BOW regarding the demolition of two of the buildings in the 200 block of S. Perry St. Mayor Roderick stated that he wasn't comfortable about the bid process that occurred at the Council meeting the night before. Roderick stated he felt the city should have requested sealed bids through the BOW. SBOA regulations state any bids over

\$50,000 need to be public and sealed. Roderick felt that Bannon had the bids changed to below the \$50,000.00 threshold to avoid the public bid process. Roderick stated he felt that John Smith would have the lowest bid even if the public bid process had taken place because the city paid over \$100,000. for the demolition of a building downtown on the West side of Perry St. Discussion of the bid process occurred, Smart stated the city must be consistent and by the rules in their process of taking bids.

Smart clarified the bid process with Attorney Redlin, then the BOW members reviewed the bids submitted by John Smith. Roderick stated the bids were approved by the City Council members.

John Smith provided details of the services to be provided under the bids. BOW members asked if Council felt the bid process was ethical, Attorney Redlin stated, yes, however, transparency is key for future bids.

Broadwater explained the SBOA rules regarding bids followed by additional board discussion.

Smart made a motion to approve the bid for the Attica Hotel stabilization and partial demolition, including netting and tiebacks, north wall stabilization, demolition of North wing and removal of debris for \$15,000, Gayler seconded, all were in favor, motion passed..

Smart made a motion to approve the bid for the demolition of the Roemer and Buckley buildings in the 200 block of S. Perry St. including the removal of items, fence around the parameter, demolish the buildings, haul off debris to the landfill, for \$49,000. Gayler seconded, all were in favor, motion passed.

John Smith requested a \$25,000 up front payment for services under the approved bids, Broadwater explained that the SBOA does not allow for upfront payments. Smart asked how the contractors will be paid, Broadwater explained once the job is complete to the satisfaction of our Director of Public Works, Mr. Smith would need to provide an invoice to the city that would be approved for payment by the BOW.

Bannon asked if there was anyway around this rule, Broadwater stated "no", Smart asked Mr. Smith if he wanted to rescind his bid? Mr. Smith stated he would take this under consideration.

Smart indicated Mr. Smith would need insurance and bonding, Broadwater stated both were already in place. There was no further discussion on this topic.

Attorney Redlin asked Mr. Smith if he was the owner of 113 W. Pike street, he confirmed that he was, Redlin stated that property was scheduled for a hearing at the October 6th BOW meeting. Mr. Smith stated he had not received the notice; however, his plan is to take the house down within the week.

Unfinished Business:

The UBO hearing was called to order. The subject property is 902 E. Main St. owned by Gerald Hutt's. Redlin confirmed that Mr. Hutt's received a notice from the City of Attica's building commissioner, Jeff Pycke, Hutt's confirmed that he did. Redlin asked if Mr. Hutt's contested that his building is an unsafe building that needs work? Hutts replied he does not believe the building is unsafe, it just needs repairs. Redlin stated requested repairs were to the roof, foundation, broken windows, and the soffit. Mr. Hutts said all named repairs are completed except the soffit. He stated he wanted to contest the need to repair the soffit. Redlin asked about an accessory building behind the house, Hutts stated it has been removed.

Redlin asked Building Commissioner Pycke if he has inspected the property? Pycke replied in the affirmative, and summarized the roof has been started but not completed, foundation is

fixed, the outside entrance that was added needs a door, and the front picture window is still loose and needs repaired, all the other windows have been fixed. The soffit is not fixed, and the accessory building is down, but not cleaned up.

Redlin asked Mr. Hutts if he received the pictures of his property, he responded yes. Redlin explained the hearing is to determine if the building is unsafe and the repairs necessary to bring it up to code. There was discussion by the board, the board agreed that work is being done on the property. Smart asked Mr. Hutts how long he thought it would take to finish the repairs? Mr. Hutts stated he is not sure. Smart asked if the board gave him two months would that be adequate time? Mr. Hutts stated, yes, it should be enough time.

Smart made a motion to continue the UBO hearing for two months, Redlin suggested the continuation hearing can resume at the first meeting in December, the BOW members agreed with that date, Gayler seconded the motion all were in favor, motion passed.

New Business:

Utility Credits:

Gayler made a motion to approve the utility credits, Smart seconded, all were in favor, motion passed.

Utility Disconnects:

No one present.

Claims:

The claims were presented by Mayor Roderick, Smart made a motion to approve claims, Gayler seconded. All were in favor and the motion passed.

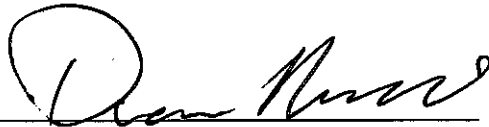
Miscellaneous Business:

NONE

There being no further business, the meeting was adjourned. The next Board of Works meeting will be held on Tuesday October 6th, 2020 at 5:00pm, in person, in the City Council meeting room.

Gayler made a motion to adjourn and Smart 2nd, all were in favor, motion passed.

Approved: _____



Attest: _____

