

City of Decatur
Board of Public Works & Safety Minutes
June 20, 2023

The City of Decatur Board of Public Works and Safety members met on June 20, 2023 at 6:00 at City Hall in Council Chambers, 172 N. Second Street, Decatur. Members present were Craig Coshow, Tyler Fullenkamp, and Mayor Dan Rickord. Also present were Clerk-Treasurer Phyllis Whitright and City Attorney Anne Razo.

The Clerk-Treasurer had emailed the minutes from the June 6, 2023 meeting. Fullenkamp made a motion to approve the minutes. Seconded by Coshow, the motion was adopted.

First on the agenda was Curt Witte, Building and Zoning Superintendent regarding various Code Enforcement issues. Witte first gave an update regarding three (3) locations owned by Victoria and Aaron Ellis. Regarding the 316 S. 11th Street property, there are weeds in excess of City Ordinance and there are still issues with the building being dilapidated. The building at 221 S. 12th Street, some holes had been covered up but is only a temporary fix, they did spray some of the vegetation, but more needs done, with no inspection allowed, Witte noted the condition of the inside of the building is unknown. Regarding 225 S. 12th Street, Witte shared that there had been quite a bit of progress, but still not a complete success, the siding of the building was showing some weathering. As with the other two (2) sites, no inspection was allowed in order to evaluate the interior of the building. Witte commented that if the house is rented out, the interior will need to be inspected.

Next on the agenda regarding Code Enforcement was 127 Fremont Lane, owned by Adam Ross. The first abatement letter had been sent on January 27, 2023. The order noted that there was an excess of weeds and vegetation, tires, and the yard needs mowed. Between January 27 and June 20, 2023, several inspections had been made by Witte's department which resulted in no improvement and an additional letter being sent. Mr. Ross was asked to appear before the Board this evening but he did not show. Witte commented that normally at this part of the process, a letter is composed and sent by the City Attorney. Fullenkamp made a motion to have City Attorney Anne Razo prepare the letter giving Mr. Ross seven (7) days to make progress in cleaning the property or a fine of \$100 a day would begin. And, if the City needs to do the cleanup, Mr. Ross would be invoiced for the cost. Seconded by Coshow, the motion was adopted.

The next Code Enforcement was at 233 N. 4th Street, which is owned by Adam Eguia, who was to appear at tonight's meeting, but did not show. Abatement concerns have been ongoing since 2020. On October 11, 2022 it was noted the site had excessive weeds and vegetation, garbage and debris, and the entire house was down to wood siding. Drive by inspections continued throughout 2022 with no progress noticed. On December 7, 2022 Eguia called Witte's office and informed him that the renters had been given an eviction notice. The Department continues to check progress by driving by, but continued to find no progress. Witte stated that Eguia had called his office to let him know that he was trying to get the needed materials. As of this morning, Witte's staff has driven by and found no progress. Witte noted that October of 2022 was the time when the big problems were noticed. Fullenkamp made a motion to have City Attorney Anne Razo compose a letter giving Eguia a limited time and schedule to get things cleaned up and make repairs, and to report back to the Building Department within 10 days of his progress, otherwise there will be a \$100 fine per day. Seconded by Coshow the motion was adopted.

Following the various Code Enforcement issues, attention returned to the three (3) sites owned by Victoria and Aaron Ellis. Witte noted his Department had been working with the previous owners and had explained what needed to be done by the Ellis's when they purchased the three (3) lots. Witte noted that he needed to get inside the 316 S 11th Street building, since it looks like it could collapse, and needs to see what condition is on the inside. Witte is ready to seek an Inspection Warrant if necessary. Witte was instructed to keep up on the weeds and vegetation at this time.

Next on the agenda was discussion regarding the façade for the City-owned building at 138 N. Second Street. It was mentioned that money had been spent last year on repairs, but there was no decision made regarding the future of the building. Building and Zoning Superintendent, Curt Witte commented that without any action, deterioration will begin. City Attorney Anne Razo noted the building could be sold via an auction or by taking sealed bids, but the building needed to be declared as surplus property, then bids or an auction could be held. Attorney Razo also noted there are different statutes that need to be followed. A non-profit group is interested in purchasing the building. The City is under state statute to get two (2) appraisals and must use the average of the two (2) and that depends on who the bidder might be. Coshow made a motion to move forward with sealed bids and recommend to Council action be taken to decide the future of the building at 138 N. Second Street. Seconded by Fullenkamp, the motion was adopted.

There being no other business, Coshow made a motion to adjourn. Seconded by Fullenkamp, the motion was adopted.

Adjournment was at 6:43 P.M.