

May 1, 2023

The Board of Public Works & Safety met on Monday, May 1, 2023, at 10:00 a.m. in the Marion City Council Chambers. Present were Alex Huskey, Janice Adams, Cindy Cunningham, Brian Flynn and secretary to the board.

Motion to approve April 17, 2023 minutes- Cindy Cunningham; seconded Janice Adams. Alex Huskey, Cindy Cunningham, and Brian Flynn abstained. Approval of minutes moved to May 15, 2023.

Public Hearing- Sale of Properties

Janet Pearson: Good morning. Um, on the agenda city properties. I am going to have Herb kind of share with you. You will see exhibit A which is um the list of city properties that we are selling to the Housing Authority like we did phase 1. This will be phase 2.

Herb Spitzer: Morning. As Janet indicated this is phase 2 of the contract the city had with the Marion Housing Authority and the company that the Housing Authority is using for the development of these lots and they are building new houses on the lots. There is a total of 23 lots here and uh they opted to purchase all twenty three and they are ready to proceed. Um, I don't know how much detail you want me to give. Again, this is phase two we have already gone through phase one and some of the houses are now being built. Um many of these lots that are involved were part of the Blight Elimination Program that we went through several years ago. So this is a great opportunity to get these, not only get the lots back on the tax rolls but they are going to build homes on them. Uh which will be taxed as well so, I would be happy to answer any questions that any members of the board might have.

Brian Flynn: One question, one question I do have um I know that that many times the lots that we have are not of dimensions that are able to build homes on. Are all of these lots of the size that each one could have a home or are they going to have to combine some?

Herb Spitzer: I think they are going to combine some lots. As part of the program when we started out we wanted to make sure that the lots would fit for them and so they consulted with the plan department, with Sam Ramsey and went through them and they did a lot of due diligence before they decided on the lots that they were going to select and build on. So, I am confident that they are going to be able to build on them.

Brian Flynn: Okay. Thank you. Any other questions or comments from the board?

Cindy Cunningham: Are these going to be rentals or are they going to sell them to?

Herb Spitzer: I, is Steve here? Steve Sapp just walked in and he is the, as you probably know the executive director of the Marion Housing Authority. So I think that is probably a question you need to direct to him.

Steve Sapp: Sorry I missed it. I was running a little bit behind.

Cindy Cunningham: Are they going to be rentals or are they going

Steve Sapp: Yes. So, they are rent to own. It will be like a lease to purchase homes. Uh they are twenty four single family units, three bedrooms.

Alex Huskey: What size are the homes?

Steve Sapp: They are on average. Around 1150 square feet, 1150 to 1200.

Alex Huskey: And what is the market rate of the home?

Steve Sapp: Uh the rent is uh average, again some are going to be a little less or a little more. They are going to be right around the \$800 to \$850 area.

Alex Huskey: And you said they are rent to own?

Steve Sapp: Yes,

Alex Huskey: Or lease to own. So what is the, what is the typical time frame of the (inaudible).

Steve Sapp: So we are um we are expecting to close with ICDA uh this fall and then we will have approximately twelve months to complete construction and then another twelve months to lease those out.

Brian Flynn: Any other questions?

Alex Huskey: I'm sorry. And, what is the cost of these homes?

Steve Sapp: The cost of construction? Around \$180,000 each.

Alex Huskey: Each?

Steve Sapp: Yes.

Alex Huskey: \$180,000?

Steve Sapp: That is correct. That is actually a little low. The cost of materials have gone up. That includes both hard and soft costs.

Brian Flynn: Any other questions, comments? Hearing none I would ask for a motion on these.

Motion to approve the sale of the Exhibit A properties to the Marion Housing Authority,

Herb Spitzer: Actually they are being sold to Advantix Development Corporation.

Cindy Cunningham: Thank you. Yea, after I looked down. Thank you Herb.

Herb Spitzer: You're welcome.

Alex Huskey: And Advantix is?

Herb Spitzer: They have partnered with Marion Housing Authority. Is that correct?

Steve Sapp; Correct. Yeah we have a partnership. Long story but we had to create a basically a nonprofit um and Advantix is the general contractor of the deal and also (inaudible) co-developing with the Housing Authority.

Alex Huskey: Okay, thank you. There is a motion

Brain Flynn: There is a motion on the floor to approve, do I have a second?

Seconded; Janice Adams. Motion carried.

Janet Pearson: The other two properties that are on the agenda this morning are vacant lots at 804 W. 3rd St. for \$800 and 2825 S. Gallatin St. for \$800. So we are asking for approval to sell those and get them back on the tax rolls.

Brian Flynn: Any comments or questions from the board on these two properties? Hearing none I would ask for a motion,

Motion to approve the sale of the two lots 804 W. 3rd St., and 2825 S. Gallatin St. - Janice Adams; seconded Alex Huskey. Motion carried.

CODE ENFORCEMENT- Mowing Bids.

Jason Konazeski: Good morning. So I will start out a little bit. We have put out in the Chronicle-Tribune three weekends worth of notices letting people know that we are accepting bids at that time. We came back with just one bid offer. In the past we've had, well the two years I have done it was this year and then last year I had to bid offers. We accepted both of those bids and then probably about two months in those contractors decided to quit on me without notices so we struggled with uh struggled with uh getting the city cleaned up or mowed and what have you. Um so with the one uh bid we have taken advisement that we are just going to uh well open the bid of course and then we are just going to have a meeting with the gentleman who had the bid to see if they actually qualify for the equipment that they have, the time, the man power and get a feel for if they are actually going to go through with everything. Um

Alex Huskey: So the other two both of the organizations just quit.

Jason Konazeski: Yeah, one of them was a small operation and he basically just a two man crew but with only having two bids for it we decided to accept both of them just to try to get you know more of the coverage and uh I think he was just overwhelmed with what he had to do and it was just too small of an operation so I figured out they weren't doing what I asked and then I got a hold of them and they well we are not doing this no more. The other operation uh or contractor sorry, I reached out to him, he said he was in an accident and said he was going to get back to work, I contacted him a couple of weeks later to see how things were going and he decided not to do it anymore either. This was the middle of, middle of June or early July for the both of them so it was just basically the start of the season for us, so.

Janice Adams: So you only had one individual contractor that

Jason Konazeski: Today there is only one that has accepted or put in a bid for the contract. Like I stated we would like to open it up, find out what they are asking for or what have you and then just have a meeting with the individual to see if they actually qualify to do what we ask. There is certain equipment that you have to have to uh mow for us. Um you can't just have just a push mower you got to have, you know you got to have a bush hog you know to cut down the big tall stuff that happens every year.

Janice Adams: So the one that you have today, is that either one of the companies that decided not to do it last time.

Jason Konazeski: No it is not. This is a totally different gentleman that I have, I don't have any, and I have never had any interaction with, so. I am not sure what to do so. The name is Rob Columbus. He has his insurance, his liability insurance. So uh for a basic city lot average size 66 X 132 and 32 X 132 he is asking for \$115 per lot. For the hourly rate for extra services such as removal of large amounts of trash, debris or limbs he is asking for \$35. That is a little higher than what we usually accept. So what we will do is we will reach out to the gentleman, schedule a meeting, and go over if we want to accept the bid with him. (Inaudible) contract and see if he actually qualified to do what we ask.

Cindy Cunningham: What did you pay them last year?

Jason Konazeski: I believe it was \$50 a lot. I believe we had one contractor ask for \$35 but with the price of gas we, we accommodated for \$50. I think that is basically the going rate we use.

Alex Huskey: Yeah, I was going to say.

Jason Konazeski: Is \$50 what we use?

Jerry Foustnight: (inaudible)

Alex Huskey: Yeah, and that I remember the whole incident of last year well.

Jason Konazeski: Right.

Alex Huskey: So, this gentleman is asking for

Jason Konazeski: \$115 per lot and then \$35 an hour to clean up trash, debris.

Cindy Cunningham: What did you end up doing last year when they both quit?

Jason Konazeski: Uh I did not have any other bids so I have no way to contact anybody in regards to it so basically I had my two officers when they had free time to go out and mow um then we used the city or the

Alex Huskey: Inmate work crew.

Jason Konazeski: The inmate work crew sorry. And they went out and did a lot more then what they normally do too in regards to that and so of course we did not get everything just because we are stretched so thin.

Cindy Cunningham: Is the work crew not an option always? I mean is, I am not sure what do we pay

Jason Konazeski: Yeah so they are at our disposal so if we need, they are basically going to mow during the season. They are usually just mowing city owned lots. Um but last year I had them go and mow private lots due to the fact that the city did not have anybody to mow lawns.

Cindy Cunningham: What does the county charge us to do that?

Jason Konazeski: That I am not sure. We pay them a yearly salary to have their service and we have two inmate work crews at our disposal um that I am not sure what the. Jerry may know.

Jerry Foustnight: We uh we actually pay uh the work mate crew over \$150,000 for two um crews for the whole year. And those crews basically do what we ask as far as removal of trash, uh picking up limbs, debris, different things like that so we use them throughout the year. As Jason said we did use them last year some to mow not only city properties but individual properties because we did have have... I might interject here real quickly that we are in the process now we have in the last three years, we have purchased um um a couple of John Deer tractors, they are bigger tractors with the six foot bush hogs on the back of (inaudible) so what our anticipation since um we did not get this estimate or or bid until a half hour before it closed on Friday we are in the process also of possibly looking into the getting uh hiring a couple of they have to be at least eighteen years old individuals that we could use them, use them to use our equipment to go out here and mow for us. We're thinking that using the bigger equipment they would be part time employees or part time individuals (inaudible) who would work basically twenty one hours week, we would have one working Monday, Tuesday, Wednesday and one working Wednesday, Thursday, and Friday. So we would always have an individual here in case something came up that we had to say well we need think done immediately or whatever. And so we are looking into that possibility um we uh we had some conversations upstairs in the Controller's office. Trying to see the procedures that we have to do um we are trying to work through. What we are probably going to have to do is go before the council and ask them to give us a uh uh where we can actually hire a couple people part-time. uh I believe because everybody is concerned about blight (in audible) So I would hope that the council would be in favor of something like this. We, Jason and I have had conversations about this. Not only do we think that um we can get more activity done through the city but we also believe that we can save some money doing it this way also. Um, uh as Jason interjected a little bit ago. It is difficult to have contractors out here mowing for the city because we only pay \$50 per lot it is very expensive to have equipment go in there and you tear it up and you aren't making any money. I know for instance my son is a contractor. He has a lawn business and I even talked to him. I said why you know this will be quick money for you if you could get in here and get these and like he says, the amount of time it takes do one lot he could do two or three other lots or vacant lots making more money. And you know that is how most of your contractors today feel, that uh if they are not going to be using their equipment, tearing their equipment up so we just think that maybe if we can get a part time individual or a two part-time individuals and we can get things worked out and everything then we are going to be (inaudible) then we are going to be able to get that salary ordinance in place and move forward.

Jason Konazeski: Paying them a salary (inaudible) rate it is going to be a nice little rate that we are thinking um it will be cheaper to pay two individuals a salary rate to mow twenty hours a week then it would to have a contractor mow because if I have a contractor mow just ten lots in week that is only \$500 to where we will have more done with the individuals doing it of course and so it is just going to be it will be cheaper to do it that way if it all works out right.

Cindy Cunningham: I am not sure how the work crew works so I have a couple of questions. Do they use their equipment or do we give them

Jason Konazeski: So they get their equipment from the Sheriff's Department so they use their equipment.

Cindy Cunningham: Their own,

Jason Konazeski: So we don't have to

Cindy Cunningham: Their own gas and everything.

Jerry Foustnight: Yes.

Jason Konazeski: Yes.

Cindy Cunningham: Okay. Um and how many is on this crew?

Jason Konazeski: Typically there's uh we have two deputies, and for each deputy there is six uh individuals if everything works out right.

Cindy Cunningham: Okay.

Jason Konazeski: There are times when we have three, sometimes just two just depending on if um because once they are OR'ed or out of jail then of course we don't use them.

Cindy Cunningham: Right.

Jason Konazeski: That happens on occasion or somebody sick, or COVID happens, or you know there's but typically it is six.

Cindy Cunningham: And how many um hours can they work?

Jason Konazeski: Uh they work a whole eight hour shift.

Cindy Cunningham: They do? Oka.

Jason Konazeski: Because the deputies they have to work their eight hours. I think the times are um I know in the past some of them were coming in at 6 working until 2:30. We have some that will come in at 8 and work until 4 so I mean their hours are

Cindy Cunningham: Okay.

Jason Konazeski: Their hours are up with what we do to too. They don't work anything over 4 o'clock typically.

Cindy Cunningham: And approximately how many hours does it take to do a lot?

Jason Konazeski: It depends on the lot I guess. I don't really know maybe if we have a big lot with high grass it is going to be about an hour.

Cindy Cunningham: Okay.

Jason Konazeski: They have to go around and make sure nothing

Cindy Cunningham: Usually an hour at the most?

Jason Konazeski: Yeah. Because they have to go around and make sure that there is no rocks or anything that is going to tear up the equipment before they do that. So they do a walk around. And then when the grass is real high

Cindy Cunningham: Okay. Sorry I knew nothing about it so I

Jason Konazeski: No you're good.

Jerry Foustnight: Cindy there are also lots throughout the city that are very large and when they go in there to mow some of these lots it may take them three or four hours. (Inaudible) on the bypass, there is a couple really large lots that we do and it takes them quite a while longer. So hopefully again uh if we can get these bigger mowers out there

Cindy Cunningham: Sure. Thank you I appreciate it.

Brian Flynn: Any other comments board?

Alex Huskey: I just appreciate the way that you are looking at this now because I do know that with contractors they like to have set properties so that they can really manage their income and

manage their employees better. So, having sometimes these one off lots uh does throw them off and they less likely to bid on these jobs but I do appreciate the fact that you are looking at this uh there is a lot of opportunity here for some work opportunities for students in college and others so this just a great investment into community.

Jason Konazeski: Yeah, I think a part time job for any high school student that just graduated or college student, the money that they would make would be real enticing. So we are hoping we get a lot of opportunities through that.

Brain Flynn: Good. Lots of good questions and comments, appreciate it.

Cindy Cunningham: So you will let us know after you speak to the contractor/

Jason Konazeski: Yeah we'll uh we will try to set up a meeting as soon as possible and then I guess at the next meeting or what have you have an answer.

Brian Flynn and Cindy Cunningham: Thank you.

Jason Konazeski: Thank you.

PUBLIC COMMENT

No public comment.

PAYMENT OF THE BILLS- May 1, 2023

Brian Flynn: Are there any comments, questions or clarifications that need to be made on the bills?

Cindy Cunningham: I just have one comment I'd like to make. Um, at the city council meetings I know that the liaison would after he talked about the payment of the bills would always make a comment no questions were asked. And, so I asked them about you know and explained if I had questions I talked to the controller's office before a meeting and so I knew the answers and that's why you know. There is nobody here to answer my question if I would ask now. What that council member told me was that wasn't there intention to say that we didn't ask any questions that his intension was there were no questions from the audience. So I just wanted to make that clear that the reason most of the time we don't have questions is because we have had our question answered and there is nobody here to give us an answer now.

Alex Huskey: Cindy and thank you for making that statement. You know being a board of volunteers uh it is incumbent upon us to do our fact finding as much as possible before these meeting so that we do not take unnecessary time from people's busy schedules. And so I, I think there are a lot of times statements are made about how this board outbreaks and people only here that portion but I thank you for really stepping up and making that statement because it is important. It is important for folks to understand that we do do our due diligence and we do ask the difficult questions and I know there are people in the audience have been on the receiving end of some of my difficult questions so, uh but it is not to be a pain in the butt but it truly when we can have those opportunities for that level of transparency uh we take advantage of it. But, if there is questions that we know we won't have a controller here or someone that can answer those questions for us it is important that we get those answered before the meeting so that we don't have to spend unnecessary time. So, thank you.

Cindy Cunningham: Thank you, Alex.

Motion to approve vouchers 1001, 51279, 23-54237, 23-54538, 23- 54621, 23-54625 for \$678,085.00- Alex Huskey; seconded Cindy Cunningham. Motion carried.

Meeting adjourned.

Brian Flynn- Vice President
Board of Public Works & Safety

ATTEST:

Aisha Richard- Secretary
Board of Public Works & Safety