



BOARD OF PUBLIC WORKS AND SAFETY MEETING MINUTES

COUNCIL CHAMBER

THURSDAY, February 2, 2023

4:00 P.M.

Board Members Present: Mayor Long; Jim Reynolds; City Attorney Doug Lehman

Department Heads Present: Police Chief, Matt Bruss; Park Superintendent, Adam Hall; Wastewater Superintendent, Bob Gray; Jim Straws, Building Commissioner; Fire Chief, Barry Stroup; Street Superintendent, Scott Richardson; Code Enforcement Officer, Jeff Knee

Guest: Maria Smyth, Joe Slacian

MINUTES

Jim Reynolds made a motion to approve the minutes of the January 19, 2022. Mayor Long 2nd the motion. Minutes were approved by unanimous roll call vote yes.

CITY CLAIMS-SEWAGE CLAIMS

Mayor Long made a motion to approve the City Claims-Sewage Claims. Jim Reynolds 2nd the motion. Claims were approved by unanimous roll call vote yes.

OLD BUSINESS:

None

NEW BUSINESS:

1. Special Events Application Live Concert and Film Shoot at Paradise Spring, Devon Noble, June 3, 2023 (Insurance provided). Jim Reynolds made a motion to approve the event application. Mayor Long 2nd the motion. Motion passed by unanimous roll call vote yes.
2. Special Events Application for Visit Wabash County Run the River, June 10, 2023. Mayor Long made a motion to approve the event application. Jim Reynolds 2nd the motion. Motion passed by unanimous roll call vote yes.
3. Special Events Application for First Friday, July 7, 2023, Bulldogs Concert. Mayor Long made a motion to approve the event application. Jim Reynolds 2nd the motion. Motion passed by unanimous roll call vote yes.
4. Special Events Application Dam to Dam, September 10, 2023, Jim Reynolds made a motion to approve the event application. Mayor Long 2nd the motion. Motion passed by unanimous roll call vote yes.
5. Special Events Application Wabash Crossfit Crash the Bash, September 30, 2023. Jim Reynolds made a motion to approve the event application. Mayor Long 2nd the motion. Motion passed by unanimous roll call vote yes.

6. Hearing on Unsafe Structure located at 437 W Hill Street. A question was mentioned regarding the owner of the property. If the purchase was made after January 6, the new owner has been notified of the hearing. If the purchase was made before the hearing, a new title search will need to be made to identify the new owner.

Fire Chief Barry Stroup verified that the property is beyond repair, roof and 2nd floor having collapsed into the structure. Building Commissioner, Jim Straws, verified that the building has been boarded up and is secure.

Owner Jason Greene was not present, nor did he have anyone in attendance to represent him.

Mayor Long swore in Code Enforcement Officer, Jeff Knee. Knee reported that the structure at 437 W. Hill Street as follows:

Exhibit 1: Fire report estimating the structure a total loss due to a fire. Both the roof and 2nd floor have collapsed into the structure.

Exhibit 2: The Evaluation reading for the structure after the inspection was a 9 out of 10 total points, considering it a total loss.

Exhibit 3: The Title Search that was conducted showed Jason Greene, owner. There were no other owners listed

Exhibit 4: Hearing notice was sent certified mail to Jason Greene and recorded at the Courthouse January 6, 2023. Certified mail return card was received January 9, showing owner signed it.

Exhibit 5 – 9: Pictures of the structure taken January 4, after the fire. Pictures show the actual condition of the property as follows:

Roof and 2nd floor collapsed and open to the elements

Structure damage significant, not repairable

Code Enforcement Officer Knee reported that the structure should be torn down by the owner. He has received complaints by neighbors saying the structure is an eye sore and they are concerned about the safety of the building. Knee also reported that the structure owner, Greene did contact him, letting him know that he did not have funds to repair the structure.

Attorney Lehman told the Board that if the property was sold before January 6, 2023, a 2nd hearing would have to be held. If the property was sold after January 6, 2023, the results of the hearing would stand.

Attorney Lehman conducted the Finding of Facts at 437 W Hill Street. All answers were yes to the questions as presented.

The premises is substantially vacant;

has become dilapidated because it has not been maintained and repaired by owner;

Constitutes a fire hazard;

Contributes to blight,

It is causing a potential decrease in property values and discouraging neighbors from making improvements to nearby properties,

Is an impaired structural condition making it unsafe to persons or property

Is dangerous to Public Health

Is not fit for human habitation, occupancy, or use under the requirements of
General Ordinance 2.1986
The premises constitute a nuisance.

As a result of all answers being “Yes” to the Finding of Facts Hearing, the structure at 437
W Hill Street has been declared to be unsafe. The Property owner shall tear down and
remove all debris within 30 days. This will allow for a 2nd title search to be conducted.
Jim Reynolds made a motion to approve the hearing decision. Mayor Long 2nd the motion.
Motion passed yes on a unanimous vote.

OTHER BUSINESS:

None

QUESTIONS FROM THE AUDIENCE:

None

REPORTS FROM DEPARTMENT HEADS:

None

NEXT MEETING

The next Board of Works meeting will be held on Thursday, February 16, 2023, at 4:00 p.m.

Mayor Scott A. Long	Member
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Jim Reynolds	Member
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