



BOARD OF PUBLIC WORKS AND SAFETY MEETING MINUTES

COUNCIL CHAMBER

THURSDAY, SEPTEMBER 21, 2023

4:00 P.M.

Board Members Present: Mayor Long, City Attorney Doug Lehman, Todd Titus,

Department Heads Present: Park Superintendent Adam Hall; Fire Chief Barry Stoup; Assistant Police Chief Matt Bruss; Street Department Assistant Superintendent Justin Adams; Building Commissioner Jeff Knee

Guests: Silas Zartman, Chris Lee, Joe Slacian, Maria Smyth, Chad Vigar

MINUTES

Todd Titus motioned to approve the minutes. Mayor Long seconds the motion. Motion carried.

CITY CLAIMS-SEWAGE CLAIMS

Mayor Long motions to approve the City Claims-Sewage Claims. Titus seconds motion. Motion carried.

OLD BUSINESS:

1.Unsafe Building Hearing, Wilkinson Lumber. Mayor Long motions to take the Unsafe Building Hearing off the table. Titus seconds motion. Motion Carries. City Attorney Doug Lehman has drawn up an agreement and explains to Mr. Chris Lee (who is representing Wilkinson) what the agreement entails. Lee agrees and signs the agreement to tear down a portion of Wilkinson Lumber and the City will place a lien on the property.

NEW BUSINESS:

1. Unsafe Building Hearing for 472 Falls Avenue, owner Chad Vigar:

Mayor Long opened the hearing by explain how it would be conducted and identified the following person present for the hearing: Code Enforcement Officer Silas Zartman and Chad Vigar, homeowner.

The following people were sworn in by Mayor Long:

Silas Zartman, Code Enforcement Officer and Chade Vigar, homeowner.

Code Enforcement Officer Zartman testified that the property had been inspected and rated and 8 out of 10 points on his scale of how bad the condition of the structure is with a 10 being worst condition and 1 being best condition. The following Exhibits were presented:

Exhibit 1 – Evaluation Form
Exhibit 2 – Letter sent to homeowner
Exhibit 3 – Notice of Hearing
Exhibit 4 – Return Receipt of certified mail sent to homeowner
Exhibit 5 – Title search showing Vigar being the sole owner
Exhibit 6 – 4 pictures showing state of the roof
Exhibit 7 - 13 Pictures showing the different parts of the house and the current state
Exhibit 14 – Copy of the GIS map

Zartman testified to the Findings of Fact showing that the building is an unsafe structure as defined in Indiana Code 36-7-9-4 for the following reasons:

The premises are substantially vacant.

The premises have become dilapidated because they have not been maintained and repaired by the owner.

The premises constitute a fire hazard.

The premises contribute to blight, causing a potential decrease in property value and discouraging neighbors from asking for improvements to nearby properties.

The premises is in an impaired structural condition making them unsafe to persons or property

The premises are dangerous to the public health.

The premises are in violation of General Ordinance No. 2, 1986 because the said premises do not meet the building and maintenance requirements imposed thereby.

The premises are not maintained in a manner that would allow human habitation, occupancy or use under the requirements of General Ordinance No. 2, 1986; and the premises constitute a nuisance.

Vigar stated he had removed some trash and sealed up the back door and part of the front door. He mentioned he was trying to sell the home. If it isn't sold in a couple of months, he would fix the roof. Mayor Long asked Vigar how long he thought it would take to at least get the roof fixed. Vigar stated he felt it would take a couple of months to get the roof completed. He also stated that three or four of the rafters would need to be replaced on the back of the roof before he could fix the roof. He has the materials, but finding someone to do the work will be a problem. Attorney Lehman has concerns that if we wait a couple of months the house could deteriorate more with winter coming.

Zartman stated that the inside of the property has not been inspected. Vigar agreed to an interior inspection. Vigar states that the foundation in the home is in good shape. Building Commissioner Jeff Knee advised we hire a structural engineering to inspect the foundation.

At the conclusion of the hearing, Titus motions to readdress this in 30 days at the October 19th meeting. That will give the Building Commissioner time to hire a structural engineer. Long's second motion.

OTHER BUSINESS:

QUESTIONS FROM THE AUDIENCE:

None

REPORTS FROM DEPARTMENT HEADS:

None

NEXT MEETING

The next Board of Works meeting will be held on Thursday, October 6, 2023, at 4:00 p.m.

Mayor Scott A. Long	Member
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Todd Titus	Member
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Jim Reynolds	Member
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