



BOARD OF PUBLIC WORKS AND SAFETY MEETING MINUTES

COUNCIL CHAMBER

THURSDAY, April 7, 2022

4:00 P.M.

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

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

MINUTES

Todd Titus made a motion to accept the minutes for the March 3, 2022 meeting. Mayor Long 2nd the motion. Motion carried.

CITY CLAIMS-SEWAGE CLAIMS

Jim Reynolds made a motion to approve the claims. Todd Titus 2nd the motion. Motion Carried.

OLD BUSINESS:

None

NEW BUSINESS:

1. **Unsafe Building Hearing, 1451 Garfield Street**
Mayor Long opened the hearing by explaining how it would be conducted and identified the following persons present for the hearing: Building Commissioner, James Straws; City Code Enforcement Officer, Jeff Knee. No one was present to represent the owner, Darakar Hillcrest Fuelmart, Inc.

The following people were sworn in by Mayor Long: Building Commissioner, James Straws; City Code Enforcement Officer, Jeff Knee.

City Code Enforcement Officer, Jeff Knee, testified that the property had been inspected and rated an 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 a best condition, EXHIBIT 1. Based on that, Jeff contacted the record title owner or its representative and explained what needed to be done to prevent the structure from going before the Board of Works as an unsafe building in need of being torn down. Mr. Knee continued that when no one took appropriate action to remedy the condition, he had title work done. EXHIBIT

2, which identified all persons or entities with an interest of record in the property, and he issued a Notice of Unsafe Building EXHIBIT 3, and completed an affidavit of service EXHIBIT 4. He testified that the following persons were served on the dates next to their names: Max Kherasani, March 18, 2022; Kazem Khosasani, March 19, 2022; Lori Siders, March 17, 2022.

Upon a current inspection of the interior of the structure, Jeff entered a copy of a new evaluation of the structure, moving the rating from an 8 to a 9 out of 10 score. Jeff continued to testify as to the current condition of the property EXHIBIT 5. Jeff introduced pictures of the exterior of the property EXHIBIT 6, and the interior of the property EXHIBIT 7, showing extensive water damage from freezing and thawing. Jeff then entered EXHIBIT 8, title work; EXHIBIT 9, Hearing notice filed as requested and sent to all parties; EXHIBIT 10, Proof of all 3 parties served Hearing Notices by the Post Office.

Code Enforcement Officer Jeff Knee, then testified to 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 is 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 values and discouraging neighbors from making improvements to nearby properties;

The premises is/are 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 #2, 1986 because 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 #2, 1986; and the premises constitute a nuisance.

Building Commissioner James Straws testified as to the condition of the building and what needed to be done before the building would be habitable and in compliance with state building codes.

At the conclusion of the Hearing, Mayor Long made a motion to declare the structure unsafe and to have it torn down, giving the property owner 30 days to complete the demolition, haul away any trash or debris on the property and fill in any holes. Jim Reynolds 2nd the motion. Motion carried and findings and written order were issued.

2. Special Events Application for Ford Meter Box Bunny Bash, April 16, 2022. Todd Titus made a motion to approve the event. Jim Reynolds 2nd the motion. Motion carried.
3. Special Events Application for Visit Wabash County, Wabash Run the River, June 11, 2022. Jim Reynolds made a motion to approve the event. Todd Titus 2nd the motion. Motion carried.

4. Special Events Application for Wabash Crossfit, Crash the Bash, September 24, 2022. Mayor Long made a motion to approve the application. Jim Reynolds 2nd the motion. Motion carried.
5. Opening bids for the Wabash Wastewater Treatment Plant – Vac Dump Station Project. No bids were submitted. Since there were no bids submitted, permission was granted by the Board of Works for Wastewater Commissioner, Bob Gray to negotiate a contract with any interested parties. City Attorney, Doug Lehman, will double check the Indiana statute.

OTHER BUSINESS

None

QUESTIONS FROM THE AUDIENCE

None

REPORTS FROM DEPARTMENTS

None

NEXT MEETING

The next Board of Works meeting will be held on Thursday, April 21, 2022, at 4:00 p.m.



Scott Long Mayor

Todd Titus Member



Jim Reynolds Member

