

BOARD OF WORKS
TUESDAY, JULY 14, 2026
5:00 P.M.

Mayor Ryan Daniel – Present
Deputy Clerk Treasurer Sally Wherry – Present
Attorney Marcia McNagny – Present
Daniel Weigold – Present
Lisa Smith – Present

The Columbia City Board of Works met in regular session with all members present. Mayor Daniel called the meeting to order at 5:00 p.m.

MINUTES Mayor Daniel made a motion to approve the June 23, 2026 meeting minutes as presented. Lisa Smith seconded the motion, motion passed unanimously.

PUBLIC COMMENT There were no public comments.

ENCROACHMENT AGREEMENT – ELI SHULTZ – 201 E. ELLSWORTH STREET Eli Shultz of 201 E. Ellsworth Street was present to discuss putting up a fence. He shared that he was seeking approval for the most aggressive type fence and then he and his wife would talk about a plan.

Mayor Daniel noted that it was a little atypical to do a 6 ft. fence that is in the side yard, and somewhat in the front yard, of a corner lot. Mr. Shultz understood but advised there would still be good line of sight. Mayor Daniel questioned if there was a reason for choosing a 6 ft. fence. Mr. Shultz advised that they were just trying to maximize privacy but was not even sure that is what they would use.

Dan Weigold reported that he drove by the property to get an idea of what it could look like with being so close to the sidewalk. He shared that he drove around town but did not remember seeing a 6 ft. fully closed off fence alongside a road. He stated that those are usually along an alley or backyards. He advised that he was struggling with it being proposed so close to the sidewalk.

Mayor Daniel questioned if there was a reason for wanting to come out from the property line and then go across towards Washington Street rather than just following the property line straight out. Mr. Shultz advised he was just trying to gain an extra 2 ft.

Mayor Daniel questioned the Board's thoughts on if he would follow the property line straight across. Dan Weigold advised he was looking at the aesthetics of it. He shared that they had not allowed anything like that anywhere else around town. Mr. Shultz questioned if it was the height or the wood enclosure. Dan Weigold stated that it was a combination. He explained that most fences along a road or intersection have been see-through for safety reasons. He noted that there was also a fire hydrant on the other side of the road and questioned where our lines might run in that right-of-way. Mike Shoda advised that their lines run down Ellsworth and a line runs to the house on the alley. Kelly Cearbaugh advised the sewer line is in the road.

Mr. Shultz questioned if a 4 ft. fence would be better. Mayor Daniel advised that would make him feel better. Dan Weigold agreed. Lisa Smith shared that she did not have a problem with it being on the side and preferred 4 ft. She added that it would be great if the fence was see-through but understood wanting to put up a privacy fence. Mr. Shultz questioned if the 4 ft. was more for safety or that it just does not look good. Mayor Daniel felt that in some ways it could be both; they typically try to stay away from street frontage but also the aesthetics in that it is a barrier.

Dan Weigold questioned Chief Parrett what his thoughts were in looking at policing that area. Chief Parrett shared that his biggest concern was obviously line of site.

Mayor Daniel advised that he would be ok with a 4 ft. fence that would follow the Ellsworth Street property line going out to Washington. He shared that he would feel comfortable with line of sight and comfortable with not setting a new precedent.

Dan Weigold shared that he was still struggling with going that close to the sidewalk. Mr. Shultz questioned how close he had it drawn up. Mayor Daniel thought it was maybe 1 ft. from the sidewalk. Mr. Shultz suggested he could move it back 3 ft. from the sidewalk. After some discussion, the Board agreed to a 6 ft. wood privacy fence that is 4 ft. from the sidewalk and follows the property line in the front yard straight out to Washington Street. Mr. Shultz was in agreement to that and questioned if he could have an option B that would get him closer to the sidewalk with a 4 ft. fence. After additional discussion, Mayor Daniel suggested for option B to allow for a 4 ft. privacy fence that would again follow the Ellsworth Street property line and is 3 ft. from the sidewalk. Mr. Shultz agreed to that and confirmed that was for a non-see-through fence. Mayor Daniel advised that was correct and suggested that if they decide to go with a see-through fence there may be other opportunities they could come back and discuss.

Mayor Daniel made a motion for option A to allow for a 6 ft. wood privacy fence as requested if on Ellsworth Street they follow the property line and is 4 ft. back from the sidewalk on Washington and option B would allow for a 4 ft. privacy fence again following the Ellsworth Street side property line and is 3 ft. from the sidewalk on Washington Street. Lisa Smith seconded the motion, motion passed unanimously.

Mayor Daniel explained to Mr. Shultz that if for some reason our utilities need to access the area, we would let him know so that the fence can be taken down but if there is an emergency and we can not make contact we would take it down and would be on him to have reinstalled.

ENCROACHMENT AGREEMENT – RYAN BOGNER – 927 S. VALLEY RIVER DRIVE

Ryan Bogner of 927 Valley River Drive was present to explain that they would like to put up a 6 ft. privacy fence that would go 5 ft. into the easement in the backyard.

No utility issues were presented.

Mayor Daniel made a motion to approve the Encroachment Agreement for 927 Valley River Drive as presented. Lisa Smith seconded the motion, motion passed unanimously.

Mayor Daniel explained again that if for some reason we need to access the area for utility purposes, we would try to let them know but if we cannot make contact, we would take the fence down and would be up to them to put back up.

EUGENE CHILDERS PROPERTY UPDATE – 401 S. MAIN STREET Mayor Daniel noted that Mr. Childers was not present and reminded the Board that at the last meeting he was given until this meeting to have conversations with his lawyer about his options moving forward. He advised that the Board was given a report from our Ordinance Enforcement Coordinator earlier today that included pictures. He shared that, although it appears Mr. Childers has made some progress, it is clear that there are still high weeds and grass, junk vehicles and junk scattered throughout the property. He advised that it was his recommendation that the city move forward with abatement and place a lien on the property. Lisa Smith was in agreement to that and felt they had extended compassion and gone the extra mile in this situation. Dan Weigold agreed.

Mayor Daniel made a motion to order the official abatement process to begin for 401 S. Main Street. Dan Weigold seconded the motion.

Sally Wherry questioned to what extent the abatement process should be. Mayor Daniel advised it should include clean up of all the issues that are against ordinance. Sally Wherry questioned if it should include the building. Mayor Daniel questioned Craig Wagner if Mr. Childers had fulfilled the building abatement issue. Craig Wagner advised he technically did not fulfill that order. Mayor Daniel questioned Craig if he needed enforcement action from the Board to proceed. Craig Wagner advised if the Board wants them to take care of it they will. Mayor Daniel expressed that he just had no hope that anything was actually going to get accomplished in the near future. He shared that he tries really hard to have a heart for these types of situations but just felt like we were not seeing enough progress. Dan Weigold agreed they have bent over backwards for Mr. Childers and agreed it was time to take then next step. Lisa Smith was in full agreement.

Mayor Daniel restated his motion which is to abate the ordinance violations that are on the property and instruct the Building Department to move forward with abatement of the structure.

Craig Wagner advised they would proceed with the 10-day notice before advertising for bids for demolition and would bring those to the Board.

Dan Weigold confirmed the motion was not just for the structure but also the cleanup of the property. Mayor Daniel advised that was correct, it was for both, to cleanup the property and to order the building demolition.

With no further discussion, Mayor Daniel called for the vote on his motion, motion passed unanimously.

Chief LaRue questioned in the meantime if someone needed to secure the building. Chief Parrett thought the building to be secure at this point.

351 N. LINE STREET UPDATE – BUILDING DEPARTMENT Craig Wagner reported that the home was sold at noon today to another company but the person he had talked to a couple weeks ago plans to finish the remodel of the house. He shared that he informed the individual that there was an order on the home that was already expired. He questioned the Board if they wanted to wait and see what they were going to do.

Mayor Daniel referenced the report that our Code Enforcement Coordinator provided listing his concerns but also that he recommended the Board prolong things a little bit longer to give the new owners an opportunity to fix the house.

Lisa Smith requested a little background on the property. Mayor Daniel explained the house was in bad shape and was ordered to be boarded up because of the basement being exposed and doors were open. He shared that the property has remained like this for a while with nothing being done and so effectively the demolition order was issued. He advised that S & L provided a quote to Craig for demolition and then apparently the property was sold to someone else. Craig Wagner reported that when they wrote the order it was to S & L and then it sold to Neutra Properties and then sold again today.

Chief Parrett shared a report from Scott Leatherman stating that since the home was boarded up and secured that it does not pose an immediate structural hazard if the Board wanted to give the new owner a chance.

Dan Weigold questioned Craig's thoughts after his inspection. Craig Wagner reported that they shored up the floor system that was holding the house up but really the whole basement needs to be removed and redone. He shared that according to Indiana rules they could go back in and repair it, however he would not allow them to repair with the same materials.

Attorney McNagny posed a question to Craig from Scott Leatherman if he thought the house was even capable of being rehabilitated. Craig Wagner commented that you could do anything if you had the money. Mayor Daniel felt the ultimate question was if there was really a return on investment for someone who would purchase the home. He noted the last thing we want is something like what we have over on Elm Street.

Mayor Daniel questioned what the Board would like to do. Lisa Smith confirmed it was another corporation that purchased the property. Mayor Daniel advised that was correct. Chief Parrett recommended that since the home was secured and not a hazard currently, that the Board give Craig until the next meeting to make contact with the new company to see what their plans were.

Dan Weigold made a motion to have our building inspector make contact with the new company and come back in two weeks to report on their plans.

Mayor Daniel advised they would effectively be delaying the order to demolish by two weeks and questioned Craig Wagner if that would be ok. Craig Wagner stated that he would have to verify with Nathan Bilger as he was the department authority.

Mayor Daniel seconded the motion. He shared that if they do not respond or they are not sure of a plan, then we move forward. He suggested it would be helpful for them to attend the next meeting or at the very least send a report to Craig laying out their plan.

Upon the motion, motion passed unanimously.

BUILDING VIOLATION ORDERS – 106 E. JACKSON ST. AND 216 E. HANNA ST.

Craig Wagner reported that he had two other addresses that they have issued orders for. The first was for Kyle Preston at 106 E. Jackson Street for a detached garage that was in very poor

condition, but no improvements have been made. He shared that Nathan Bilger would like to reissue the order but as a demolition order. He advised the other one was for Zachary Hesting at 216 E. Hanna Street for a structurally sound building, but the roof is rotting off. He advised they issued an order for repair last fall, but finances have been an issue in getting it repaired. He shared that they would like to reissue the order but for demolition as it is getting to the point where it is not going to be worth saving.

Mayor Daniel confirmed that for the 216 E. Hanna Street they do not have financing in place. Craig Wagner shared that the last time he talked with Mr. Hesting he was looking for financing. Mayor Daniel advised that he may have an avenue to help with that one. Craig stated that he was not sure what shape the rafters were in but may still be ok to repair. Mayor Daniel requested time to work on that one and advised that Scott Leatherman has kept him up to date on 106 E. Jackson.

Mayor Daniel questioned if Craig needed anything from the Board at this point on either property. Craig advised that he did not right now and was just keeping the Board informed. He shared that the intent was to redo the order for demolition but instead of 60 days they might go with 30 days. He advised it would probably require a hearing since demolition has gotten so expensive.

TRICK OR TREAT Mayor Daniel made a motion that Trick or Treat be scheduled for Saturday, October 31 from 5 – 8 p.m. Dan Weigold seconded the motion, motion passed unanimously.

STREET CLOSING – FLOW TECH CUSTOMER APPRECIATION DAY Mayor Daniel reported that Flow Tech was having their 35th Anniversary Customer Appreciation Day and are requesting to close a portion of the alley beside their building.

Mayor Daniel made a motion to approve the street closing permit for 208 E. Chicago Street as presented. Lisa Smith seconded the motion, motion passed unanimously.

STREET CLOSING – 4-H PARADE Mayor Daniel noted that it would be the same route as last year and was Scheduled for July 21.

Mayor Daniel made a motion to approve the street closing permit for the 4-H parade as presented. Dan Weigold seconded the motion, motion passed unanimously.

WESTGATE PHASE III – A & Z ENGINEERING SUPPLEMENTAL AGREEMENT

Mayor Daniel explained this was for the construction inspection and administration services for Westgate Phase III. He advised it would be about \$120,000 additional but we have the money set aside for it. He stated that it was an addendum to what we already have in place and advised that Attorney McNagny has reviewed it.

Mayor Daniel made a motion to approve the Supplemental Agreement #1 for the LPA Consulting Contract Services with A & Z Engineering as presented. Lisa Smith seconded the motion, motion passed unanimously.

BILLS Lisa Smith made a motion to pay all accounts payable in the amount of \$1,007,725.28 from the allowance of accounts payable vouchers dated July 14, 2026 for checks. Dan Weigold seconded the motion, motion passed unanimously.

Lisa Smith made a motion to pay all accounts payable in the amount of \$762,818.92 from the allowance of accounts payable vouchers dated July 14, 2026 for EFT payments. Dan Weigold seconded the motion, motion passed unanimously.

PAYROLL Lisa Smith made a motion to pay all accounts payable except overtime in the amount of \$320,574.27 plus overtime in the amount of \$12,987.32 for a total of \$333,561.59 for the payfile ending June 26, 2026.

Lisa Smith made a motion to pay all accounts payable in the amount of \$13,500.00 for the allowance of accounts payable vouchers for the payfile ending July 3, 2026 for third quarter clothing. Dan Weigold seconded the motion, motion passed unanimously.

WATER HIGH SERVICE PUMPS – REBUILD AND RECONDITION Mike Shoda reported that he has 2 high service pumps that have been in service for 16 years and need to be rebuilt. He advised the cost to do both was \$38,000.00 which includes refurbishing the pump and also reconditioning the motors.

The Board gave approval to move forward.

WASTEWATER AERATION TANK BLOWERS Mike Cook reported that they were having some issues with the blowers in the aeration tanks and have a company coming in to assess and provide some pricing, which may be presented to the Board at a future meeting.

Having no further business to come before the Board, Mayor Daniel called the meeting adjourned.

Mayor Ryan Daniel

Attest:

Deputy Clerk Treasurer Sally Wherry