



**BOARD OF PUBLIC WORKS & SAFETY & STORMWATER BOARD
MINUTES OF THE JUNE 12, 2025 REGULAR MEETING**

Convened in the Goshen Police & Court Building, 111 East Jefferson St., Goshen, Indiana

Present: Mayor Gina Leichty, Mike Landis, Orv Myers, Mary Nichols and Barb Swartley

Absent: None

CALL TO ORDER: Mayor Leichty called the meeting to order at 4:00 p.m.

REVIEW/APPROVE MINUTES: Mayor Leichty presented the minutes of the June 5, 2025 Regular Meeting as prepared by Clerk-Treasurer Aguirre. Board member Mike Landis made a motion to approve the minutes as presented. Board member Barb Swartley seconded the motion. The motion passed 5-0.

REVIEW/APPROVE AGENDA: Mayor Leichty presented the agenda as prepared by the Clerk-Treasurer with the addition of walk-in item #15, *Engineering Department request: Approve additional lane closure request on College Avenue on Friday, June 13, 2025.* Board member Landis made a motion to approve the agenda as amended. Board member Swartley seconded the motion. The motion passed 5-0.

1) Police Department requests: Approve the promotion of Officer Tyler A. Schaaf #206 and Officer Kaleb E. Rucker #210 from the rank of Patrol Officer to the rank of Sergeant, effective Friday, June 13, 2025

Police Chief José Miller asked the Board to approve the promotion of Officer Tyler A. Schaaf and Officer Kaleb Rucker from the rank of Patrol Officer to the rank of Sergeant, effective Friday, June 13, 2025.

Following a comprehensive review of all candidates who participated in the promotional testing process, Chief Miller said Officer Schaaf and Officer Rucker were selected as two of the top candidates for advancement. Both have served on the Police Department for about four years.

In a memorandum to the Board, Chief Miller wrote that Schaaf serves as a Field Training Officer, mentoring and preparing new recruits for the demands of the profession. He is on the S.W.A.T. Team, where he has demonstrated tactical proficiency, sound judgment, and a calm demeanor under pressure. Chief Miller added that Schaaf "has consistently shown strong dedication to both our department and the community we serve. His professionalism, reliability, and leadership capabilities make him a strong fit for the responsibilities of Sergeant. He will be a valuable addition to our leadership team."

Chief Miller wrote that Rucker also is a Field Training Officer and is certified as a Drug Recognition Expert (DRE). In both roles, he has "consistently demonstrated a high level of professionalism, initiative, and commitment to the mission of our department and the safety of our community." The Chief added, "His strong work ethic, leadership potential, and integrity make him a valuable addition to our supervisory team. I am confident that Officer Rucker will serve the department and the City of Goshen with honor in his new role."

Landis/Swartley moved to approve the promotion of Officer Tyler A. Schaaf and Officer Kaleb Rucker from the rank of Patrol Officer to the rank of Sergeant, effective Friday, June 13, 2025. Motion passed 5-0.

After their promotions were approved, Mayor Leichty separately swore in Officers Schaaf and Rucker into office as Sergeants for the Goshen Police Department.

2) Police Department requests: Approve the promotion of Officers Luis Lopez #232, Darrick Braun #233, Quinten Bland #234 and Rodger Wigent #236 from the position of Probationary Patrol Officer to the rank of Patrol Officer, retroactive to June 10, 2025



Police Chief José Miller asked the Board to approve the promotion of Officers **Luis Lopez #232, Darrick Braun #233, Quinten Bland #234 and Rodger Wigent #236** from the position of Probationary Patrol Officer to the rank of Patrol Officer, retroactive to June 10, 2025.

Chief Miller said all four officers successfully completed their 12- month probationary periods on June 10, 2025.

In a memorandum to the Board, **Chief Miller** wrote that **Lopez** "has shown strong dedication, sound judgment, and a solid work ethic. His performance has demonstrated that he will continue to be a valuable asset to the Goshen Police Department and the community we serve."

Of **Officer Braun**, **Chief Miller** wrote, "Throughout the past year, he has demonstrated professionalism, strong performance, and a clear commitment to the mission of the Goshen Police Department. Officer Braun has proven that he will be a valuable member of our department and a strong contributor to the community."

Of **Officer Bland**, **Chief Miller** wrote, "During this time, he has consistently demonstrated professionalism, reliability, and a commitment to the values and mission of the Goshen Police Department. His performance confirms that he will be a strong and steady presence within both the department and the community we serve."

Of **Officer Wigent**, **Chief Miller** wrote, "Over the past year, he has demonstrated a strong work ethic, sound judgment, and a clear commitment to the mission of the Goshen Police Department. His conduct and performance have shown that he will continue to be a valuable asset to both the department and the community we serve."

Landis/Swartley moved to approve the promotion of Officers **Luis Lopez #232, Darrick Braun #233, Quinten Bland #234 and Rodger Wigent #236** from the position of Probationary Patrol Officer to the rank of Patrol Officer, retroactive to June 10, 2025. Motion passed 5-0.

After their promotions were approved, Mayor Leichty separately swore in Officers Luis Lopez, Darrick Braun, Quinten Bland and Rodger Wigent into office as Patrol Officers for the Goshen Police Department.

3) **St. John the Evangelist Catholic Church request:** Approve the use of downtown streets and sidewalks for the annual Corpus Christi Procession, noon to 2 p.m., on Sunday, June 22, 2025

Jonathan Evangelista Rios, the Pastoral Associate and Director of Religious Education for St. John the Evangelist Catholic Church in Goshen, said the church was planning its annual Corpus Christi Procession on Sunday, June 22, 2025 from noon to 2 p.m. He said this event allows parishioners to come together for worship and fellowship, "which brings spiritual growth and goodness."

Evangelista said the procession will begin on the grounds of the church, and will be processing along Monroe Street and taking a right turn onto River Race Drive. It will the turn right onto East Washington Street, then we will take a right turn onto South Main Street until arriving at West Madison Street. After crossing on the crosswalk at the intersection of Main Street and Madison Street, the procession will continue south along Main Street back to the church. He said about 200 to 300 parishioners are expected to participate in this event.

In response to a question from **Mayor Leichty**, **Evangelista** said church members would like to walk on streets and not just sidewalks, with just one lane closed. He said the church was planning a more extensive route this year.

Board members and **Evangelista** engaged in extensive conversation about the procession route, the possibility of walking on streets versus sidewalks and planned stops along the route for prayer using a portable altar. There also was discussion about allowing the use of streets for the procession except for Main Street where sidewalks would be used as well as ways to ensure a safe event. There also was discussion about the availability of Police officers to facilitate safe street crossings and the potential impact on businesses open on Sunday.

Mayor Leichty/Landis made a motion to approve the annual St. John the Evangelist Catholic Church Corpus Christi Procession, from noon to 2 p.m., on Sunday, June 22, 2025 with use of City streets on the requested route (Monroe, River Race and Washington), crossing streets only at intersections with stop lights, pausing for prayer along the way, using sidewalks on Main Street, informing affected business owners of the event, and permission to request a Police officer to ensure safe street crossings. Motion passed 5-0.



4) **Lacasa and Borntreger, Inc. request:** Approve temporarily placing a crane in front of the Shoots building, 112 E. Lincoln Ave., on Friday, June 13, 2025, from 6:30 to 10 a.m.

Brad Hunsberger, Vice President for Real Estate Development for Lacasa, Inc., and Borntreger Inc., asked the Board to allow the placement of a crane in front of the Shoots Building on Friday, June 13, 2025, from 6:30 to 10 a.m. **Hunsberger** said the crane would occupy two street parking spots north of The Shoots Apartments, 112 East Lincoln Ave. The crane's outriggers will project into the eastbound lane of Lincoln Avenue. He said Lacasa will install barricades to divert traffic around the crane. The sidewalk in front of the building will also be closed during the work. **Hunsberger** said he expects the crane to be set up at 6:30 a.m. on Friday, June 13 and be removed by 10 a.m. that same day. Lacasa has notified the adjacent building owners and commercial tenants. ADEC will make other arrangements for their morning drop offs.

In response to a question from **Clerk-Treasurer Aguirre** about the purpose for the crane, **Hunsberger** said it will be used to put roofing material on the roof and take down old air conditioning equipment.

Landis/Swartley made a motion to allow Lacasa to temporarily place a crane in front of the Shoots Building, 112 East Lincoln Ave., using a lane on Lincoln Avenue and two parking spaces, on Friday, June 13, 2025, from 6:30 to 10 a.m. Motion passed 5-0.

5) **Legal Department request:** Establish the volunteer outside overtime compensation rate at \$60 per hour and approve and authorize **Mayor Leichty** to execute the Memorandum of Understanding between the City of Goshen and Elkhart FOP Lodge 52, Inc.

Assistant City Attorney Don Shuler told the Board that attached to the Board's meeting agenda for consideration and approval was a Memorandum of Understanding (MOU) between the City of Goshen and Elkhart FOP Lodge 52, Inc. setting procedures and standards for Police Department Officers working outside secondary employment and outside overtime.

Shuler said this MOU was necessary to slightly modify the minimum overtime provision in the parties' collective bargaining agreement. He requested that the Board establish that Union members who volunteer for outside overtime assignments will be compensated at the rate of \$60 per hour or at the Union member's overtime rate, whichever is higher.

Mayor Leichty said the agreement also would need to be approved by the Council because of a necessary change to the City's wage and salary ordinance.

Clerk-Treasurer Aguirre asked how a related insurance issue has been resolved, noting that there had been discussion on circumstances when police officers working outside jobs for events where alcoholic beverages were consumed might not be covered by the City's insurance policy.

Mayor Leichty said this agreement would resolve the insurance issue. She said "the MOU provides that the officers, if they're enacted in service, would be considered employees of the City at that time, even if they have their coming from a voluntary position, but they could temporarily take action as a City employee. So, under that requirement they are considered City employees for any time that they would have to take action. So, this enables us to make that modification and ensure their coverage."

Aguirre asked if it would be clear that if officers were involved in secondary and employment in a smaller gathering, where alcoholic beverages are served, the City would not have liability.

Shuler responded, "It depends on whether or not they've initiated law enforcement action. So, if they've initiated law enforcement action, regardless of what setting it is in, then they become a City employee for that time period, and they're covered by the insurance. If they're not initiating law enforcement action, then that's a secondary employment and it's not on the City's insurance for that particular event."

Mayor Leichty added that the City's policing policy "doesn't permit approval for locations where alcohol served. So, that's already resolved per our City policy."



Aguirre thanked the Mayor and Shuler for that information and added, "I received communication from our insurance company about that. So, I just wanted to make sure that was on the record."

Landis/Swartley moved to establish the volunteer outside overtime compensation rate be set at \$60 per hour; and approve, and authorize Mayor Leichty to execute, the Memorandum of Understanding between the City of Goshen and Elkhart FOP Lodge 52, Inc. Motion passed 5-0.

6) Legal Department request: Approve and authorize the Mayor to execute the amendment agreement with Gregory A. Kil & Associates, Inc. for the additional architectural services at the City Annex building as described within a City memo at a cost of \$14,500

Assistant City Attorney Don Shuler recommended that the Board approve and authorize Mayor Leichty to execute the Supplementary Amendment with Gregory A. Kil & Associates, Inc. (Kil).

Shuler said on or about Feb. 23, 2024, the City entered into an agreement with Kil to provide architectural services to the City relative to the renovation of the City Annex building. After consideration between City's Engineering Department and Kil, Shuler said it was determined that additional assistance will be needed from Gregory A. Kil & Associates, Inc. to include seven construction administration site visits and an allowance of 30 hours for submittal and RFI review and assistance to observe work in progress to ensure that the project is being built in accordance with the plans and specifications.

Shuler said Gregory A. Kil & Associates, Inc. will be paid an additional \$14,500 for these services. All other terms and conditions within the Feb. 23, 2024 agreement remain in full effect.

Landis/Swartley moved to approve and authorize Mayor Leichty to execute the amendment agreement with Gregory A. Kil & Associates, Inc. for the additional services described within this memo at a cost of \$14,500. Motion passed 5-0.

7) Legal Department request: Approve and execute Resolution 2025-14, Authorizing the Purchase of ECG Monitors for the Fire Department for a net purchase price of \$95,150

Assistant City Attorney Don Shuler said attached to the Board's agenda for approval was Resolution 2025-14, *Authorizing the Purchase of ECG Monitors for the Fire Department*.

Shuler said the Fire Department is able to take advantage of one-time special pricing offered by Master Medical Equipment for its monitors with state-of-the-art technology. The net purchase price will be \$95,150, which represents a substantial savings to the City.

According to Resolution 2025-14:

- The City of Goshen Fire Department ("GFD") uses ECG monitors as part of its emergency response function;
- ECG monitors currently being used by the GFD provide inconsistent readings due to interference from radio, microwave, cellular and other signals;
- The GFD studied ECG monitors currently available on the market and determined that Tempes Pro monitors sold by Master Medical Equipment utilize technology that allows the monitors to function properly in the presence of the interference from radio, microwave, cellular and other signals;
- The GFD has recently been made aware of an offer by Master Medical Equipment under which the City can purchase Tempes Pro monitors at a substantial savings to the City;
- The City, through its purchasing agent, may make a special purchase under Indiana Code § 5-22-10 without soliciting bids or proposals if it determines in writing the basis for the special purchase and the selection of a particular contractor;
- Indiana Code § 5-22-10-5 allows the City to make a special purchase when there exists a unique opportunity to obtain supplies or services at a substantial savings to the City;



- The GFD received confirmation from Master Medical Equipment that four ECG Tempes Pro monitors were available immediately at a substantial discount if purchased now versus waiting until these monitors are next available for purchase in approximately 18 months and at greater cost.

As resolved by the resolution:

(1) The City of Goshen, through its Board of Public Works and Safety, on behalf of the City of Goshen Fire Department is authorized to make a special purchase pursuant to Indiana Code § 5-22-10-5, as the offer represents a substantial savings to the City.

(2) The special purchase of four Tempes Pro cardiac monitors shall be made from Master Medical Equipment in the amount of \$95,150, which represents a substantial savings to the City.

(3) The contract records for the special purchase authorized by this resolution shall be maintained by the Goshen Board of Public Works and Safety in a separate file in the Clerk-Treasurer's Office for a minimum of five (5) years in accordance with Indiana Code § 5-22-10-3.

City Fire Chief Anthony Powell said the four monitors are for cardiac activity and would be used in the City's ambulances. He said the monitor itself and the cardiac defibrillator are one unit, but these monitors would allow paramedics to have two different units and could just take the lighter the monitor if it was not a cardiac arrest event. **Chief Powell** said efforts to replace the current equipment began four years ago. He said the City wanted to purchase newer monitors from Philips, but they were not approved by the U.S. Food & Drug Administration. So, the City will be purchasing a older approved monitor type at a much lower price.

Chief Powell provided Board members with a copy of the \$95,150 quote from Master Medical Equipment. The quote was supposed to have been attached to Resolution 2025-14, but was inadvertently omitted (**EXHIBIT #1**).

Landis/Swartley moved to approve and execute Resolution 2025-14, *Authorizing the Purchase of ECG Monitors for the Fire Department*. Motion passed 5-0.

8) Water & Sewer Office request: Move \$2,228.61 in uncollected finaled accounts from active to collection, sewer liens and write offs

Kelly Saenz, Manager of the Goshen City Utilities Office, told the Board that the original amount of unpaid final Water/Sewer accounts, for the period through March 5, 2025 was \$3,806.91. Collection letters were sent out and payments of \$1,578.30 were collected.

The uncollected amount was \$2,228.61. So, **Saenz** asked the Board to move the office's uncollected final accounts from active to Collection, Sewer Liens and Write offs for the period. Of the uncollected amounts, \$1,681.63 came from water accounts and \$546.98 came from sewer accounts.

Landis/Swartley made a motion to move the Goshen Water and Sewer Office's \$2,228.61 in uncollected finaled accounts for this period from active to Collection, Sewer Liens and Write offs. Motion passed 5-0.

9) Engineering Department request: To enhance safety during the replacement of the City Annex roof, approve the closure of Jefferson Street, from Fifth Street to the first alley east of Fifth Street, from June 16, 2025, through August 29, 2025

City Engineering Project Manager Andrew Lund said E. Lee Construction is taking regular delivery of materials for the roof replacement project that have trucks and a telehandler maneuvering within the right-of-way.

For the safety of the contractor and the public, **Lund** said Goshen Engineering was requesting permission to close Jefferson Street, from Fifth Street to the first alley east of Fifth Street, from June 16, 2025 through August 29, 2025, at which time the need for the road closure will be reassessed.

Board members and **Lund** discussed efforts to minimize the impact of the closure on adjacent property owners, pedestrians, people who park vehicles nearby and those who use Goshen First Church.

Landis/Swartley moved to approve the closure of Jefferson Street from Fifth Street to the first alley east of Fifth Street from June 16, 2025, through August 29, 2025. Motion passed 5-0.



10) Engineering Department request: To facilitate work on the Cherry Creek development, approve the closure of Waterford Mills Parkway and Edison Drive beginning June 23, 2025, and extending through August 15, 2025

City Engineering Project Manager Andrew Lund told the Board that Niblock Excavating has requested permission to close Waterford Mills Parkway and Edison Drive beginning June 23, 2025, and extending through Aug. 15, 2025. Lund said traffic that normally travels along Waterford Mills Parkway will be detoured onto Regent Street, then to Weymouth Boulevard, then to Kercher Road. Residents along County Road 40 will be redirected to Regent Street during the closure of Edison Drive.

Lund said the road closure is necessary to allow for the installation of underground utilities necessary to support the Cherry Creek development. He added that a longer closure period was requested but was not recommended.

Lund addressed questions about the length of the closure and its exact location as well as the work that would be done. He also concurred with recommendations from the Board to shorten the length of the closure.

Landis/Swartley moved to approve the closure of Waterford Mills Parkway and Edison Drive beginning June 23, 2025 and extending through Aug. 12, 2025 (three days fewer than requested). Motion passed 5-0.

11) Engineering Department request: Approve the closure of the multi-use path along the north side of the Cherry Creek development, from June 16 through July 11, 2025

City Engineering Project Manager Andrew Lund told the Board that Niblock Excavating has requested permission to close the multi-use trail along the northside of the Cherry Creek Development from Regent Street to Prairie View Elementary School beginning June 16, 2025, and extending through July 11, 2025.

Lund said this closure is necessary to protect pedestrians from an active construction area as the contractor installs berms, stormwater drainage improvements and makes adjustments to the path.

Landis/Swartley moved to approve the closure of the multi-use path along the north side of the Cherry Creek Development beginning June 16, 2025, and extending through July 11, 2025. Motion passed 5-0.

12) Engineering Department request: Approve and authorize Change Order No. 2 for the Lincoln and Steury avenues roadway reconstruction project in the amount of \$14,586, bringing the total contract to \$9,112,344, an increase of 16%

City Engineering Project Manager Andrew Lund said attached to the agenda was Change Order No. 2 for the Lincoln and Steury avenues roadway reconstruction project which is necessary because a temporary fence was needed to secure stockpiled materials.

Lund said the original contract amount, plus additions from Change Order No. 1 was \$0. Change Order No. 2 would increase the total contract by \$14,586, for a revised contract amount of \$9,112,344, which is an increase of .16% over the original contract amount. No days were being added to the project for this work.

Landis/Swartley moved to approve and authorize Change Order No. 2 for Lincoln Avenue and Steury Avenue roadway reconstruction project in the amount of \$14,586, bringing the total Contract to \$9,112,344, an increase of .16%. Motion passed 5-0.

13) Engineering Department request: Approve and authorize Change Order No. 3 for the Lincoln and Steury avenues roadway reconstruction project in the amount of \$80,256, bringing the total contract to \$9,192,600.00, an increase of 1.04% with 10 days added for this work

City Engineering Project Manager Andrew Lund said attached to the agenda packet was Change Order No. 3 for the Lincoln Avenue and Steury Avenue roadway reconstruction which is necessary because the subgrade soils discovered during utility installation were found to be worse than originally anticipated. The geogrid will be installed and used to stabilize the subbase for the roadway in addition to the standard roadway subbase.



Lund said the original contract amount, plus additions from Change Order No. 2, was \$9,112,344.00. Change Order No. 3 increases the total contract by \$80,256.00, for a revised contract amount of \$9,192,600, which is an increase of 1.04% over the original contract amount. No days are being added to the project for this work.

In response to a question from Mayor Leichty, Lund said the installation of a geogrid will extend the life of the completed roadway.

Landis/Swartley moved to approve and authorize Change Order No. 3 for the Lincoln and Steury avenues roadway reconstruction project in the amount of \$80,256.00, bringing the total contract to \$9,192,600. Motion passed 5-0.

14) Engineering Department request: Approve and authorize Change Order No. 4 for the Lincoln and Steury avenues roadway reconstruction project in the amount of \$85,234, bringing the total contract to \$9,227,838, an increase of 1.98% with 7 days added for this work

City Engineering Project Manager Andrew Lund said attached to the agenda packet was Change Order No. 4 for the Lincoln and Steury avenues roadway reconstruction project which is necessary because the sewer main and laterals on Olive Street, between 101 Olive St and 110 Olive St, have been televised and were found to be in disrepair and will need to be replaced.

Lund said the sewer at the manhole connection was found to be in conflict with the new 30-inch storm sewer. The sanitary sewer needs to be disconnected at Lincoln Ave and the manhole plugged, thus allowing the new storm to be in the correct location. A new manhole will be set on both ends of the project on Olive Street, as the north manhole is brick and will need to be replaced.

Lund said the original contract amount, plus additions from Change Order No. 4, was \$9,192,600. Change Order No. 4 increases the total contract by \$85,234 for a revised contract amount of \$9,277,838, which is an increase of 1.98% over the original contract amount. Seven days are being added to the project for this work.

Landis/Swartley moved to approve and authorize Change Order No. 4 for the Lincoln and Steury avenues roadway reconstruction project in the amount of \$85,234, bringing the total Contract to \$9,227,838, an increase of 1.98%. Motion passed 5-0.

ADDED AGENDA ITEM: 15) Engineering Department request: Approve additional lane closure request on College Avenue on Friday, June 13, 2025

City Engineering Project Manager Andrew Lund said the City Engineering Department staff received notice earlier in the day that Terracon Consultants was requesting permission to install a westbound lane restriction with flaggers on College Avenue, extending from Century Drive to approximately 1,100 feet west of County Road 31 (at the City limit line). The lane restriction was requested for Friday, June 13, 2025, from noon to 5 p.m.

Lund said the lane restriction would utilize the same traffic control plan as the original lane closure, which was approved for May 23 and May 27, 2025. Terracon Consultants was unable to finish soil borings during the original closure due to a delay in locating a utility. The soil borings are part of the preliminary geotechnical investigation for Phase II of the College Avenue Reconstruction project.

NOTE: This request was "walked in" to the Board at the start of the meeting. The request was conveyed through a June 12, 2025 memorandum from the Engineering Department (EXHIBIT #2).

Landis/Swartley made a motion to approve a westbound lane restriction on College Avenue, extending from Century Drive to approximately 1,100 feet west of CR 31, on Friday, June 13, 2025, from noon to 5 p.m.

Motion passed 5-0.

Privilege of the Floor (opportunity for public comment for matters not on the agenda):

Mayor Leichty opened Privilege of the Floor at 5:09 p.m.



Clerk-Treasurer Aguirre announced that the Board would not meet on June 19, 2025.

The Mayor closed the public comment period at 5:09 p.m.

Mayor Leichty then recessed the Board's regular meeting and convened a hearing to review a Building Commissioner repair order for 208 Queen Street.

CITY BOARD OF PUBLIC WORKS & SAFETY PUBLIC HEARING

4:00 p.m., June 12, 2025

Goshen Police & Court Building, 111 East Jefferson Street, Goshen, Indiana

Members: Mayor Leichty, Mike Landis, Orv Myers, Mary Nichols, Barb Swartley

16) Review of Repair Order of the City of Goshen Building Commissioner for 208 Queen Street (Artisan Investment Group, LLC , property owner)

At 5:09 p.m., Mayor Leichty convened a hearing to review a Repair Order for 208 Queen Street.

BACKGROUND

In a June 12 memorandum to the Board of Public Works & Safety, **Assistant City Attorney Don Shuler** wrote that the Board, as the City's Unsafe Building Hearing Authority, last held a hearing for the property at 208 Queen Street on March 6, 2025. The Board modified the prior demolition order and issued an Order requiring substantial repairs and passing of rough-in inspections within 90 days.

The Board's Order set the matter for review on June 12, 2025. The Board's March 6, 2025 Order was attached to his memorandum. **Shuler** wrote that an update would be given to the Board on the status of the property and repairs.

On March 6, 2025, the Board issued an Unsafe Building Hearing Authority Review order for 208 Queen Street, which is owned by Artisan Investment Group, LLC.

The order stated that the Order of the City of Goshen Building Commissioner dated Nov.3, 2023, the Hearing Authority Record of Action and Continuous Enforcement Order dated Feb. 8, 2024 the Hearing Authority Record of Action and Continuous Enforcement Order dated May 23, 2024, the Hearing Authority Tabling Order dated Sept. 5, 2024, and the Hearing Authority Review Order dated November 7, 2024 (hereinafter, collectively, the "Order"), all came before the Hearing Authority on March 6, 2024, for a hearing and a decision as to whether the Order should be affirmed, rescinded, or modified, all in accordance with the provisions of the Indiana Unsafe Building Law and the City of Goshen Neighborhood Preservation Ordinance.

The Hearing Authority received a Staff Report from the Building Department along with testimony and evidence from City Building Inspector Travis Eash. The Hearing Authority also heard testimony and evidence from a representative of the property owner, Artisan Investment Group, LLC. Based on that testimony and evidence, as well as the submitted Staff Report, the Hearing Authority made the following findings:

1. The Unsafe Building at the Real Estate is still unsafe and in need of significant repairs; the building remains in a condition that warrants demolition.
2. The owner, Artisan Investment Group, LLC, has obtained a Remodel Permit, Roof Permit, Siding Permit, Plumbing Permit, Water Heater Permit, and Electrical Permit.
3. While Artisan Investment Group, LLC has completed repairs and improvements to the Unsafe Building, substantial work remains to bring the Unsafe Building at the Real Estate into compliance with the minimum housing standards that permit human habitation, occupancy, or use under Goshen City Code.



4. The property owner, Artisan Investment Group, LLC, has demonstrated a desire and commitment to repair and renovate the Unsafe Building at the Real Estate, with plans to have the Unsafe Building ready for rough-in inspections within three (3) months and ready for rental occupancy within six (6) months.

Considering these findings, the Hearing Authority (Board of Works) ordered:

1. The Order is affirmed except as otherwise modified herein.
2. Artisan Investment Group, LLC, is ordered to complete substantial repairs and renovations to the Unsafe Building on the Real Estate in order to bring the Unsafe Building into substantial compliance with the requirements of Goshen City Code to the point of completion of rough-in inspections by June 6, 2025.
3. This matter was set for further hearing to review compliance with this Order and whether said Order should be affirmed, rescinded, or further modified, before the Goshen Board of Public Works and Safety on June 12, 2025 at 4:00 p.m. (local time), or as soon thereafter as this matter may be heard, in the Court Room I Council Chambers at 111 East Jefferson Street, Goshen, Indiana.

DISCUSSION AND OUTCOME OF BOARD'S REVIEW HEARING ON JUNE 12, 2025:

At 5:09 p.m., Mayor Leichty convened a hearing to review a Repair Order for 208 Queen Street (Artisan Investment Group, LLC , property owner).

Present: Board members Leichty, Landis, Myers, Nichols and Swartley; Assistant City Attorney Don Shuler; City Building Commissioner Myron Grise; and City Building Inspector Travis Eash. **The property owner was not present and was not required to attend this hearing.**

Assistant City Attorney Don Shuler provided the background of the property and the reason for the compliance review hearing on the prior demolition order. He did so using a 24-page PowerPoint presentation that was titled "Unsafe Building Hearing – Staff Update Report, 208 Queen Street, Goshen June 12, 2025"(EXHIBIT #3).

Shuler related the following:

- An Order of the City of Goshen Building Commissioner finding the residential structure at 208 Queen Street, Goshen to be an unsafe building was issued on Nov. 3, 2023.
- The Order required demolition of the Unsafe Building, noting, among other issues, the following: floors, walls, and ceilings were becoming detached from one another, portions of the house were leaning due to continued weather exposure and structural deterioration, HVAC, plumbing, and electrical systems all inoperable, and the unlikelihood of owner (Ronald Davidhizar) to effectuate repairs – property had been vacant for at least 10 years, if not more.
- Before the review hearing of demolition order occurred, the property was under contract in December 2023 for auction in January 2024.
- At January 2024 auction, the property was acquired by Leopoldo Mendoza.
- The Building Commissioner's Demolition Order was reviewed on Feb. 8, 2024. The Board of Works affirmed the Order, but provided Mendoza the opportunity to make repairs due to his new ownership.
- The matter was reviewed again on May 23, 2024. The Board noted there was progress, but not substantial progress. So, the Demolition Order remained in place with Mendoza given additional time to make repairs.
- The property status was reviewed before the Board on Sept. 5, 2024.
- The Building Department noted that repair work had stalled; permits for electrical, plumbing, and HVAC had not been obtained and property had not passed any inspections. A roof had been installed without permits or inspections and installed framing was done incorrectly.
- Due to concerns over the capacity of the then owner to effectuate repairs, the Board provided one month for the owner to submit documentation to demonstrate a financial capacity to complete necessary repairs.



- Prior to the next review hearing, Mr. Mendoza sold the Property to Artisan Investment Group.
- The Board, at a hearing on Nov. 7, 2024, maintained the demolition order but permitted the opportunity for repairs due to the change of ownership.
- The Property was reviewed again on March 6, 2025. It was noted that Artisan had pulled several permits – Remodel, Roof, Siding, Plumbing, HVAC, and Electrical. They had completed repairs but substantial work remained.
- Board ordered substantial repairs to be completed by June 6, 2025 – to the point of passing rough-in inspections.
- The property passed rough-in inspections on May 14, 2025.
- Property has made substantial progress and is no longer in a condition that demolition would be warranted.
- To demonstrate the progress, the Building Department has photographs of the Property from October 2023 (when the process started), and from earlier this week (June 9, 2025). Most of the progress at the Property has occurred under the ownership and work of Artisan Investment Group.

Assistant City Attorney Shuler said City Building Inspector Travis Eash would now talk about the condition of the property and outline the Building Commissioner's recommendation on how to proceed.

Mayor Leichty swore in Eash to give truthful and complete testimony.

Continuing to use the PowerPoint presented by Shuler, **Eash** said "the property has passed all rough-in inspections close to a month ago. Now the drywall is pretty much installed ... the property has made substantial progress and is no longer in a condition where demolition would be warranted."

To demonstrate the progress, **Eash** showed the Board photographs documenting the condition of the property in October 2023 compared with photographs taken on June 9, 2025. He said 90% of the improvement in the property's condition has been made since November 2024.

Eash said in October 2023, the building had broken windows, the siding was falling off, the chimney had fallen, the building was leaning to one side, the walls were separating and had nearly collapsed, there were electrical and plumbing problems and the basement was filled with trash. He said the home was unsafe for human habitation.

On June 9, 2025, **Eash** said the exterior of the building appeared similar as before but there had been substantial repairs to the property. He said the property has new drywall and there have been structural repairs as well as the installation of new plumbing and electrical systems.

In his summary, **Eash** said, "It has been a long time coming, but the property has finally had substantial improvement over the last several months due to the work of the current owner. It is believed that the property will be in position to pass all inspections and be ready for occupancy within the next 90-120 days."

Eash said the City Building Department was now recommending:

- The Building Commissioner's Order be formally modified, rescinding the demolition requirement and providing a repair order for all repairs to be completed within 120 days to pass final inspection.
- A hearing would only be set at the request of the Building Commissioner should there be non-compliance with the Board's Order.
- Staff will bring an additional update to the Board when the property has passed all final inspections. And **Eash** will provide the Board with photographs when the repairs are completed.

Mayor Leichty thanked Eash, Building Commissioner Myron Grise and Assistant City Attorney Shuler for their persistence and work in facilitating improvement to this and other unsafe properties.

Shuler said he knows this property has been unoccupied since at least 2014 and in cleaning out some old files discovered that there have been unsafe property orders for 208 Queen Street going back to the 1990s. Shuler confirmed that the former property owner, **Ronald Davidhizar**, still owns 16 other properties in the City of Goshen.



Mayor Leichty asked Shuler if any action was required today by the Board.

Shuler said City staff was requesting that the Board modify the demolition part of the order, adopt the staff report as its findings and modify the order as presented in that report.

Clerk-Treasurer Aguirre asked Shuler if it was OK to note for the record that the property owner was not required to be present today. Shuler confirmed that the property owner was not required to be present.

Landis/Swartley made a motion to accept the Building Department's staff report and its recommendation for 208 Queen Street that the original demolition be modified to a repair order with all repairs completed within 120 days, and that it will pass final inspection by that point, and that there will not be an additional hearing unless the Building Commissioner requests that because of noncompliance. The motion passed 5-0.

At 5:22 p.m., Mayor Leichty adjourned hearing to review a Building Commissioner repair order for 208 Queen Street and reconvened the Board's regular meeting.

APPROVAL OF CIVIL & UTILITY CLAIMS

Mayor Leichty then made a motion to approve Civil City and Utility claims and adjourn the meeting. Board member Landis seconded the motion. The motion passed 5-0.

ADJOURNMENT

Mayor Leichty adjourned the meeting at 5:22 p.m.

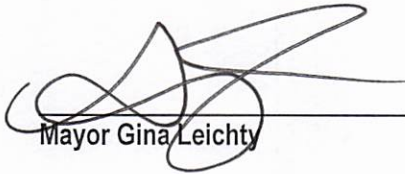
EXHIBIT #1: A copy of the \$95,150 quote from Master Medical Equipment related to agenda item #7. Legal Department request: Approve and execute Resolution 2025-14, Authorizing the Purchase of ECG Monitors for the Fire Department for a net purchase price of \$95,150. The quote was supposed to have been attached to Resolution 2025-14, but was inadvertently omitted. Fire Chief Anthony Powell provided the quote to Board members.

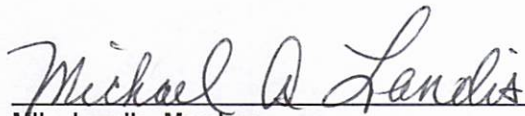
EXHIBIT #2: A June 12, 2025 memorandum from the City Engineering Department concerning added agenda item #15, "Engineering Department request: Approve additional lane closure request on College Avenue on Friday, June 13, 2025." The memorandum was provided to Board members at the meeting.


EXHIBIT #3: A 24-page PowerPoint presentation, titled "Unsafe Building Hearing – Staff Update Report, 208 Queen Street, Goshen June 12, 2025," that was used by City staff in a report on agenda item #16. "Review of Repair Order of the City of Goshen Building Commissioner for 208 Queen Street (Artisan Investment Group, LLC, property owner)."



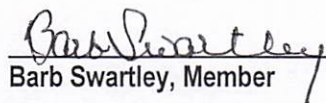
APPROVED:


Mayor Gina Leichty


Mike Landis, Member


Orv Myers, Member


Mary Nichols, Member


Barb Swartley, Member

ATTEST:


Richard R. Aguirre, City of Goshen Clerk-Treasurer



Exhibit #1

Master Medical Equipment
PO Box 11476
Jackson, TN 38308
US
866-468-9558

QUOTATION

Order Number	
1083747	
Order Date	Page
06/06/2025 08:46:15	1 of 3

Quote Expires On: 07/06/2025

Bill To:

City of Goshen Fire
209 N 3rd St
Goshen, IN 46526-3201
US

Ship To:

City of Goshen Fire
209 North 3Rd street
Goshen, IN 46526

574-533-7878

Customer ID: 51476

Requested By: Shane McKerchie

PO Number	Ship Route	Account Manager	Sales Representative
		MIA.LINDSEY	Drew Dennis

Quantities		Item ID Item Description	Pricing UOM	Unit Price	Extended Price
Ordered	UOM				

4	EA	PHI989706001671-R	EA	23,000.0000	92,000.00
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Tempus ALS Package 2, recertified

Tempus Pro - Printer, SpO2, NIBP, ECG,
ETCO2 & Temp (single-channel)

Tempus LS included

Qty Per Assembly:	1	PHI989706000032-R
Total Qty:	4	Philips Tempus Pro, US PKG 3, Recert
		New, Printer, SpO2, NiBP, ECG, EtCO2 & Temp

Qty Per Assembly:	1	PHI989706001681-R
Total Qty:	4	Tempus LS Manual Defibrillator, Recert
		5.7" color screen, fixed & demand pacing, manual defibrillation and cardioversion, CPR metronome

4	EA	PHI989706010005	EA	750.0000	3,000.00
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IntelliSpace Corsium ReachBak, Annual/1y

One year of access for one Tempus Pro.
Full-featured Corsium access. Includes support.

4	EA	PHI989706001671-R KIT	EA	0.0000	0.00
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Accessory Kit for Tempus ALS pkg 2

Qty Per Assembly:	1	PHI9897060000421
Total Qty:	4	Tempus Pro Lithium-Ion Battery



Master Medical Equipment
PO Box 11476
Jackson, TN 38308
US
866-468-9558

QUOTATION

Order Number	
1083747	
Order Date	Page
06/06/2025 08:46:15	3 of 3

Quote Expires On: 07/06/2025

Quantities		Item ID Item Description	Pricing UOM	Unit Price	Extended Price
Ordered	UOM				
Qty Per Assembly:	1	POWERCORDHG-R			
Total Qty:	4	Power Cord, Hospital Grade -R			
Qty Per Assembly:	1	MAS2501-R			
Total Qty:	4	M-LNCS DCI Adult Sensor -R			

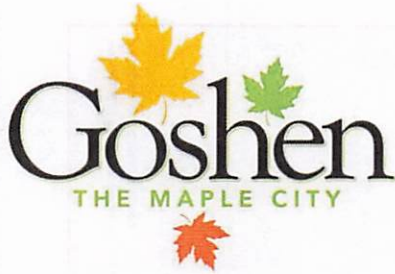
Delivery Instructions:

Total Lines: 3

SUB-TOTAL:	95,000.00
TAX:	0.00
FREIGHT:	150.00
AMOUNT DUE:	95,150.00
	<i>U.S. Dollars</i>

If you are eligible for exemption from sales tax, please share your sales tax exemption documents with MME before you finalize your order. Otherwise, applicable sales tax will be added to the invoice.

Please note that all returns and refunds are subject to MME's return and refund policy which may be found at <https://www.mmemed.com/returns-refunds/>



**ENGINEERING DEPARTMENT
CITY OF GOSHEN**

204 East Jefferson Street, Suite I • Goshen, IN 46528-3405
Phone (574) 534-2201 • Fax (574) 533-8626
engineering@goshencity.com • www.goshenindiana.org

Exhibit #2

MEMORANDUM

TO: Board of Works and Safety and Stormwater Board

FROM: Engineering Department

RE: **ADDITIONAL LANE RESTRICTION REQUEST – COLLEGE AVENUE SOIL BORINGS FOR PHASE II RECONSTRUCTION (JN: 2023-0025)**

DATE: June 12, 2025

Engineering staff received notice today that Terracon Consultants is requesting permission to install a westbound lane restriction with flaggers on College Avenue, extending from Century Drive to approximately 1,100 feet west of County Road 31 (at the city limit line). The lane restriction is requested for tomorrow, Friday, June 13, from 12PM to 5PM. The lane restriction will utilize the same traffic control plan as the original lane closure, which was approved for Friday, May 23rd, and Tuesday, May 27th, 2025. Terracon Consultants was not able to finish soil borings during the original closure due to a delay in locating a utility. The soil borings are part of the preliminary geotechnical investigation for Phase II of the College Avenue Reconstruction project.

Requested Motion: Move to approve a westbound lane restriction on College Avenue, extending from Century Drive to approximately 1,100 feet west of CR 31 tomorrow, Friday, June 13, from 12 PM to 5 PM.

City of Goshen
Board of Works & Safety

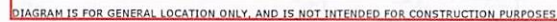
Gina Leichty, Mayor

Mike Landis, Board Member

Mary Nichols, Board Member

Barb Swartley, Board Member

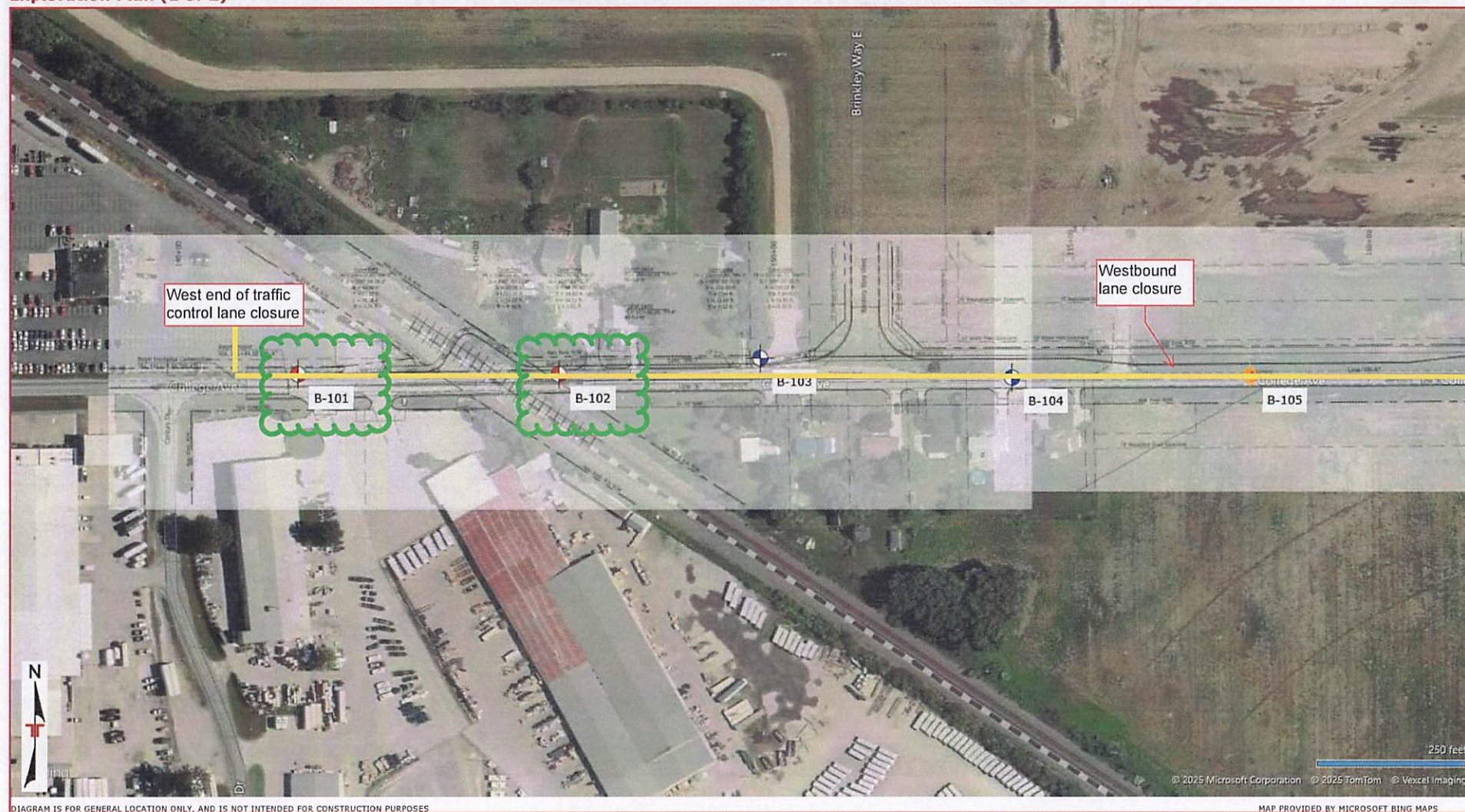
Orv Myers, Board Member



Remaining Soil Borings are Shown with Revision Cloud



Exploration Plan (1 of 2)



Geotechnical Engineering Report

East College Avenue Widening - Phase II | Goshen, Indiana
April 3, 2025 | Terracon Project No. CK255016

Remaining Soil Borings are Shown with Revision Cloud



Exploration Plan (2 of 2)

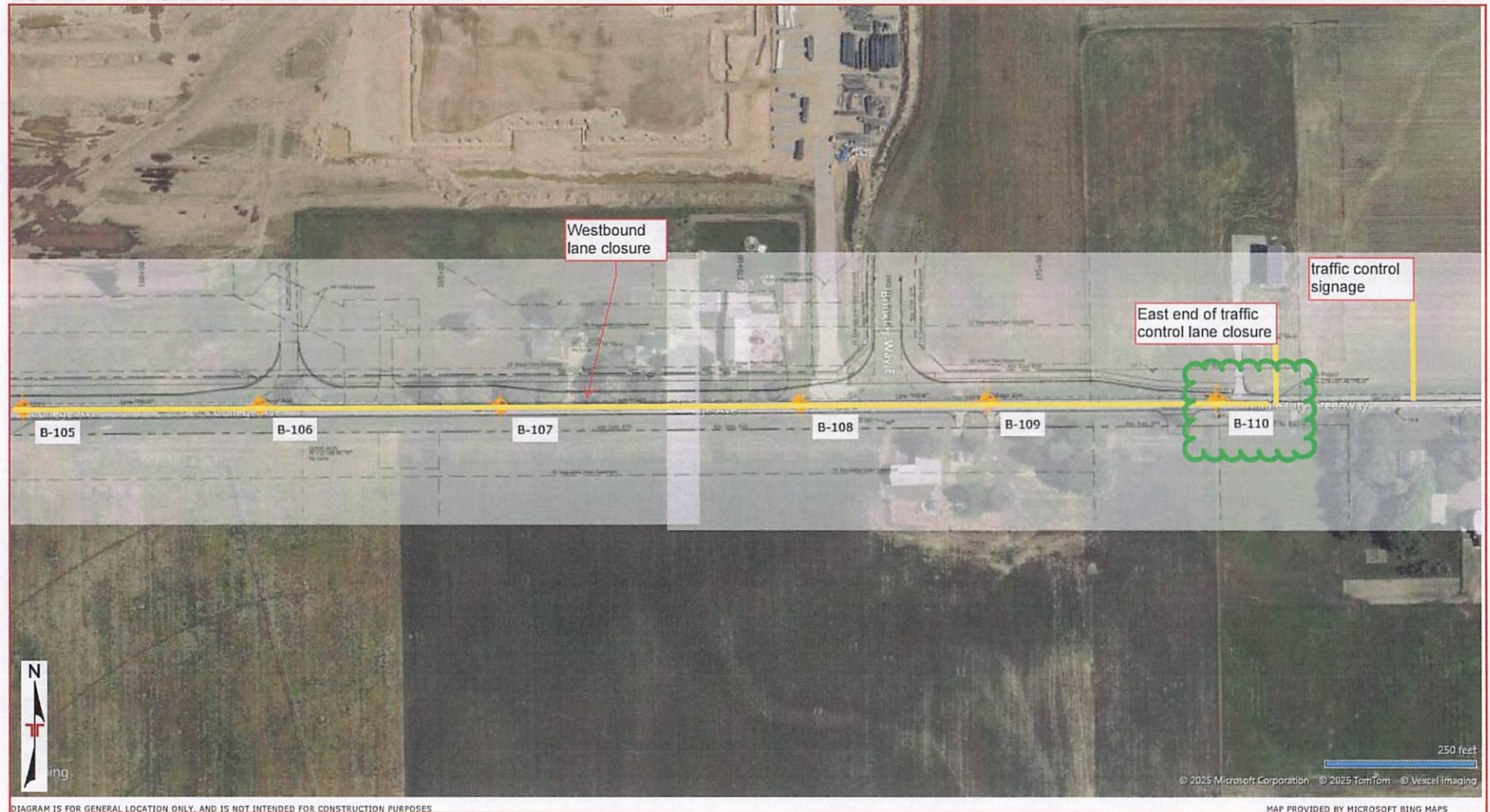


Exhibit #3

Unsafe Building Hearing – Staff Update Report

208 Queen Street, Goshen
June 12, 2025

Background Summary

- An Order of the City of Goshen Building Commissioner finding the residential structure at 208 Queen Street, Goshen (the “Property”) to be an unsafe building was issued on November 3, 2023.
- The Order required demolition of the Unsafe Building, noting, among other issues, the following:
 - Floors, walls, and ceilings were becoming detached from one another
 - Portions of the house were leaning due to continued weather exposure and structural deterioration
 - HVAC, plumbing, and electrical systems all inoperable
 - Unlikelihood of owner (Ronald Davidhizar) to effectuate repairs – Property had been vacant for at least 10 years, if not more.

Background Summary, cont.

- Before review hearing of demolition order occurred, property was under contract in December 2023 for auction in January 2024
- At January 2024 Auction, property was acquired by Leopoldo Mendoza.
- Building Commissioner Demolition Order reviewed on February 8, 2024. Board of Works affirmed Order, but provided the opportunity to make repairs due to new ownership.
- Matter reviewed again on May 23, 2024. The Board noted there was progress, but not substantial progress. As result, Demolition Order remained in place with the new owner given additional time to make repairs.

Background Summary, cont.

- Property status reviewed before the Board on September 5, 2024.
- Building Department noted that repair work had stalled; permits for electrical, plumbing, and HVAC had not been obtained and property had not passed any inspections. A roof had been installed without permits or inspections. Installed framing was done incorrectly.
- Due to concerns over the capacity of the then owner, Mr. Mendoza, to effectuate repairs, Board provided one month for the owner to submit documentation to demonstrate financial capacity to complete necessary repairs.

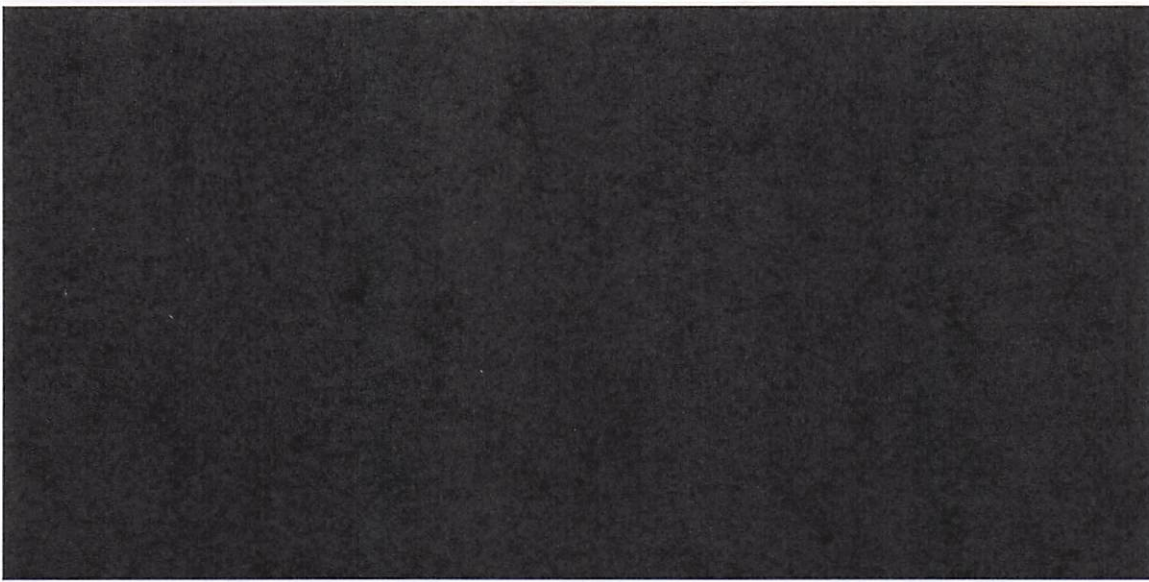
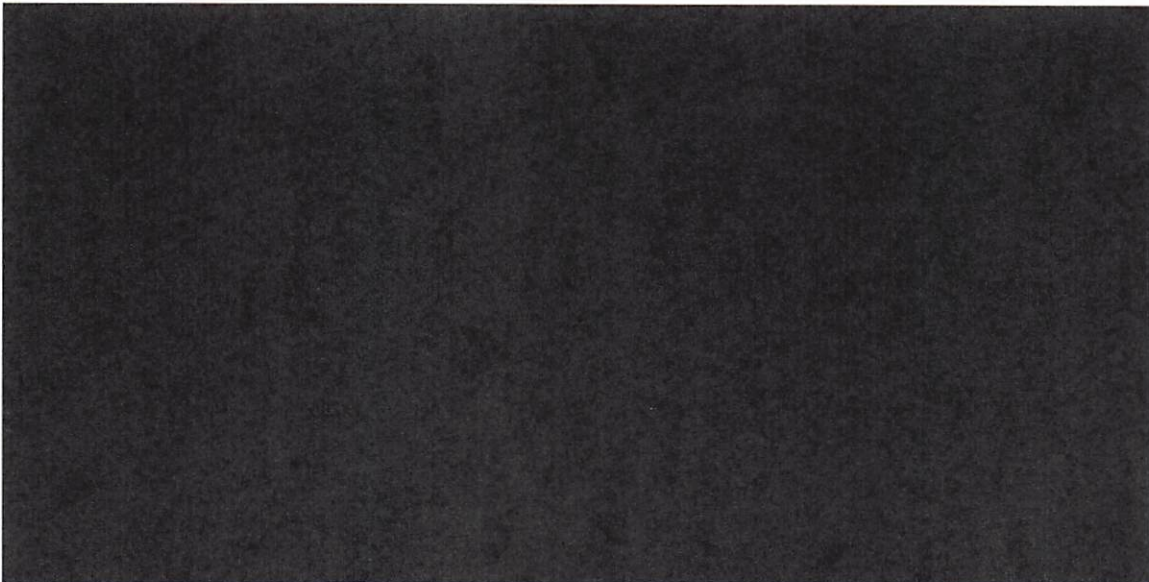
Background Summary, cont.

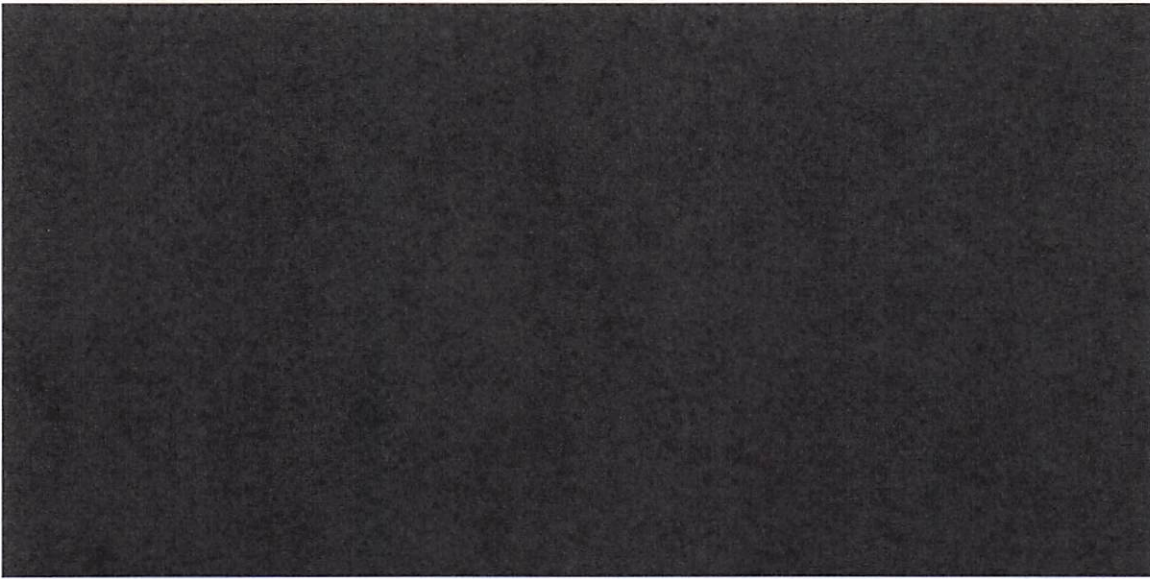
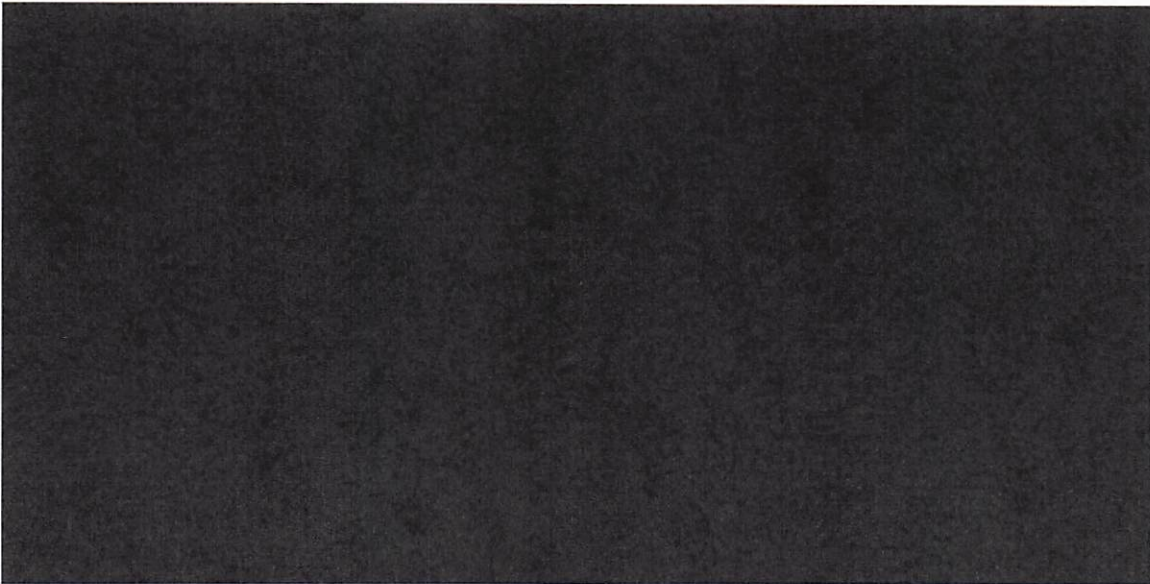
- Prior to the next review hearing, Mr. Mendoza sold the Property to Artisan Investment Group.
- The Board, at a hearing on November 7, 2024, maintained the demolition order but permitted the opportunity for repair due to the change of ownership.
- The Property was reviewed again on March 6, 2025. It was noted that Artisan had pulled several permits – Remodel, Roof, Siding, Plumbing, HVAC, and Electrical. They had completed repairs but substantial work remained.
- Board ordered substantial repairs to be completed by June 6, 2025 – to the point of passing rough-in inspections.

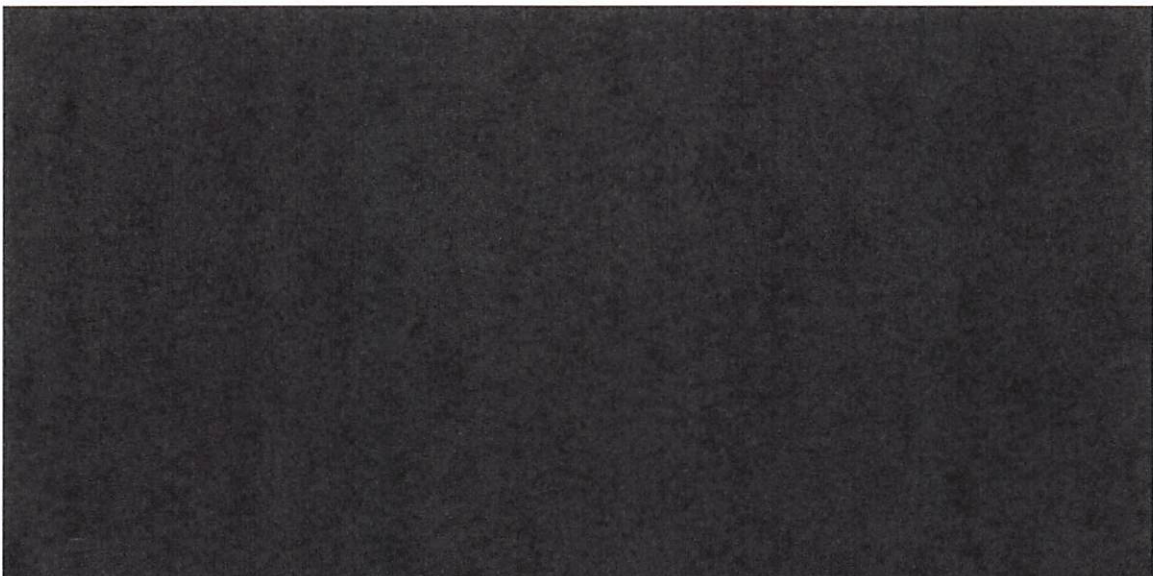
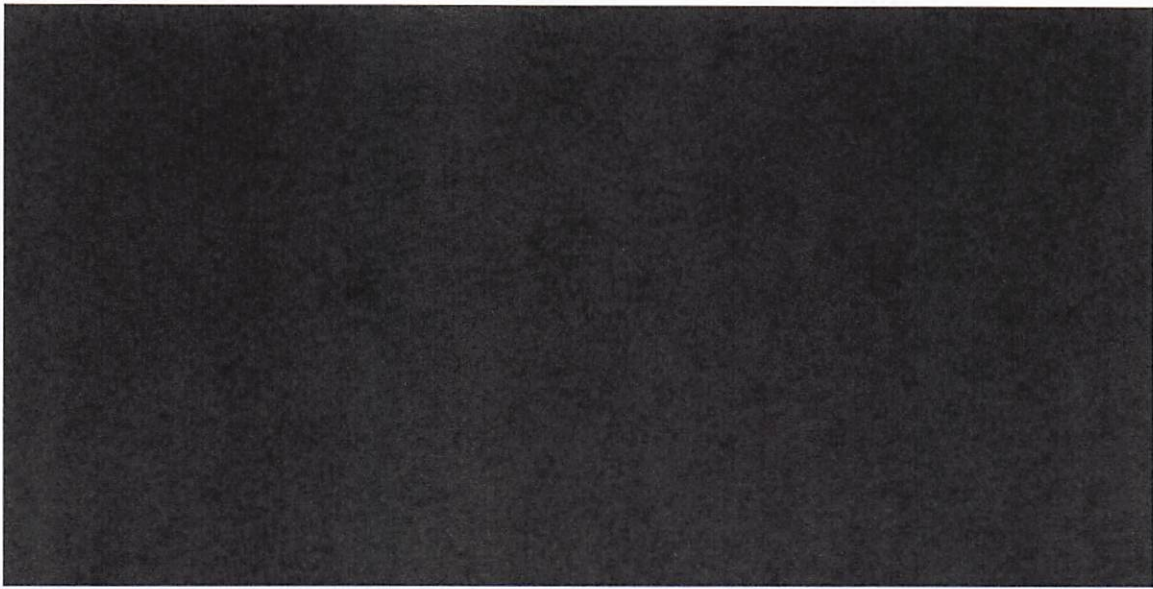
Current Status

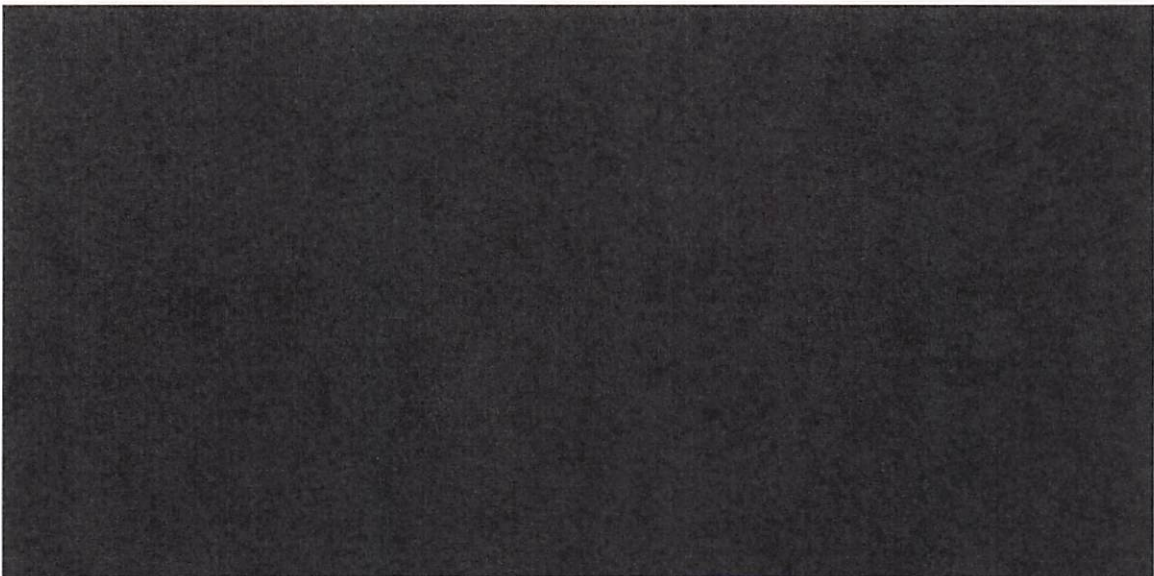
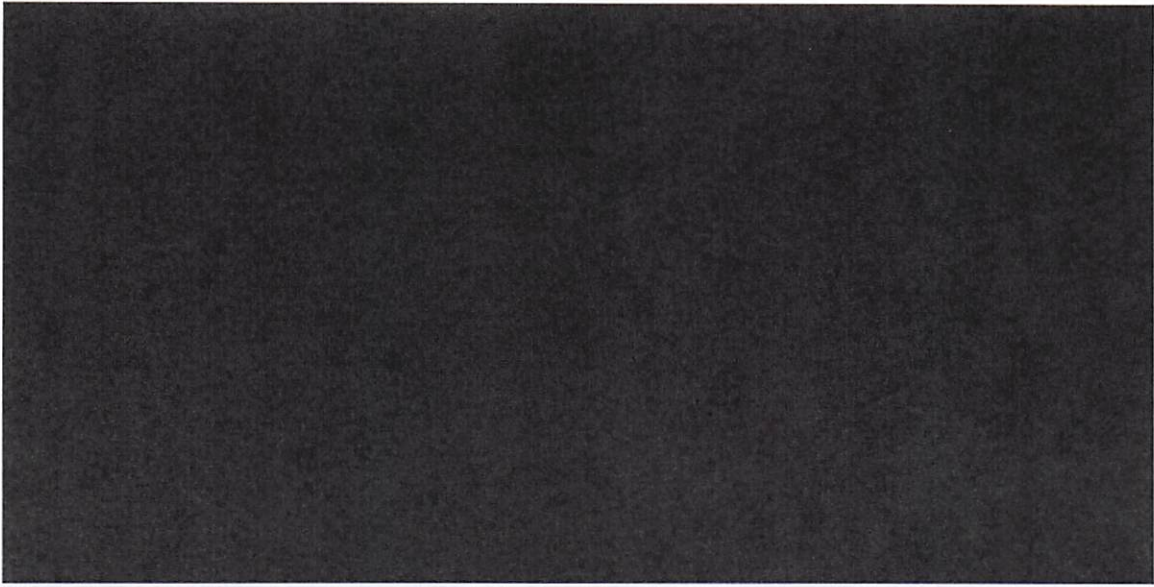
- Property passed rough-in inspections on May 14, 2025.
- Property has made substantial progress and is no longer in a condition that demolition would be warranted.
- To demonstrate the progress, the Building Department has photographs of the Property from October 2023 (when the process started), and from earlier this week (June 9, 2025). Most of the progress at the Property has occurred under the ownership and work of Artisan Investment Group.

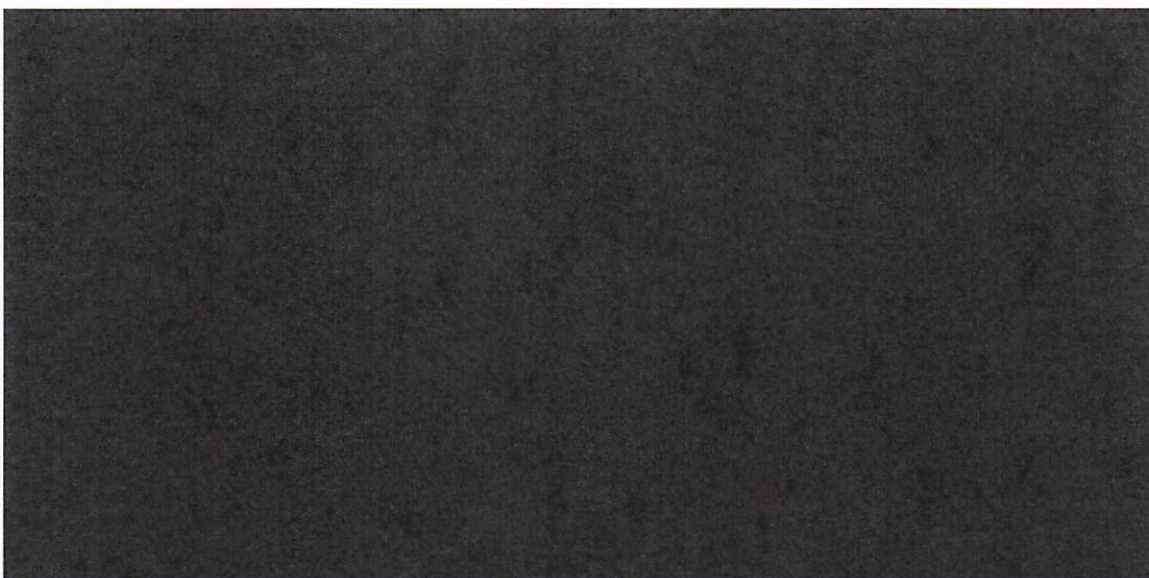
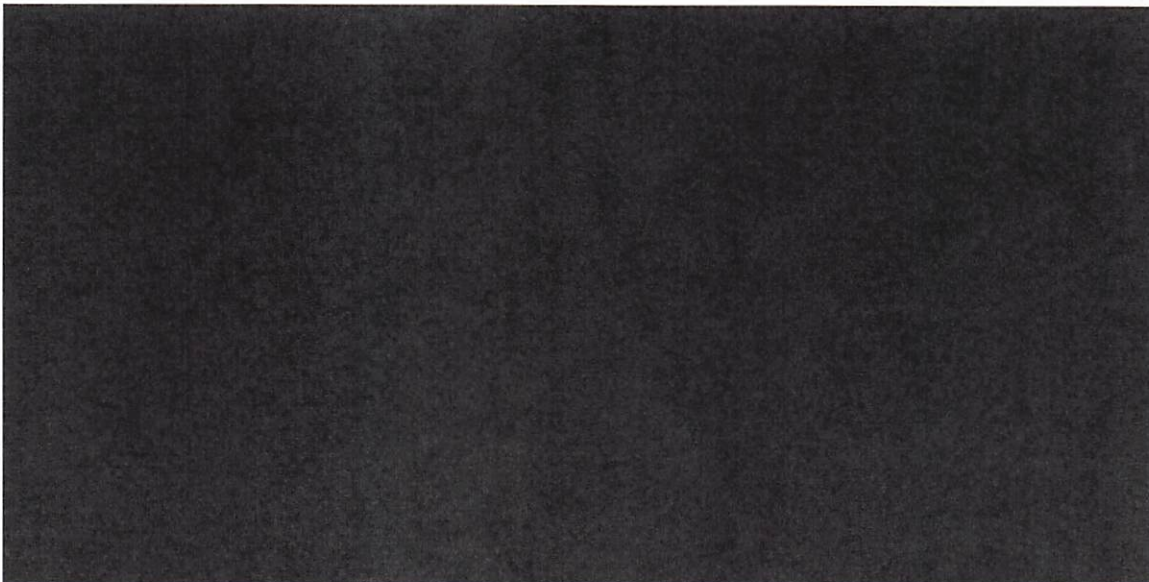
October 2023 Photographs

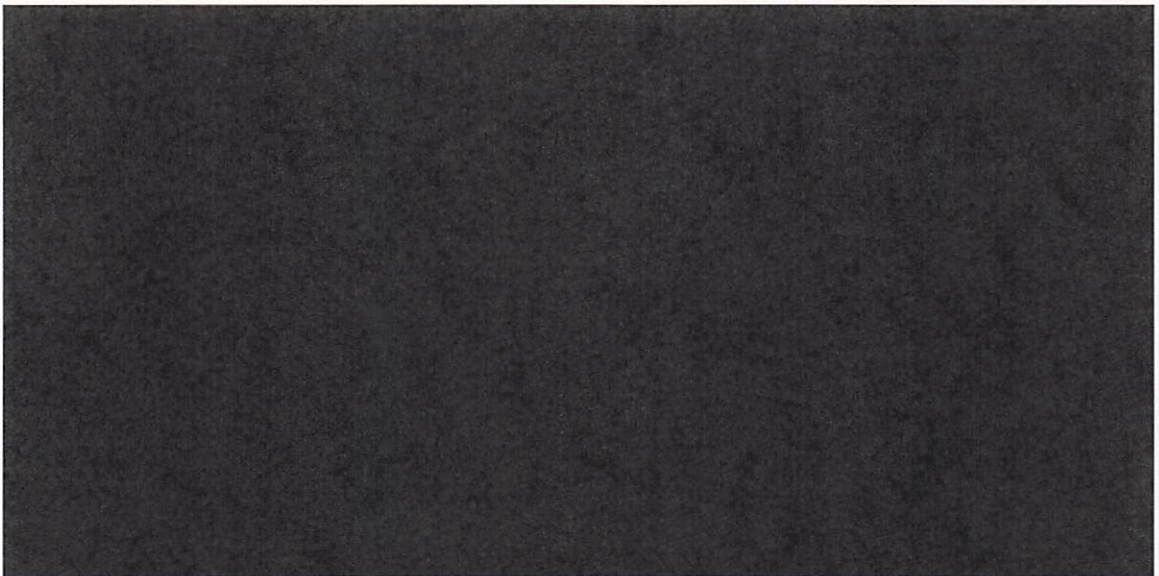
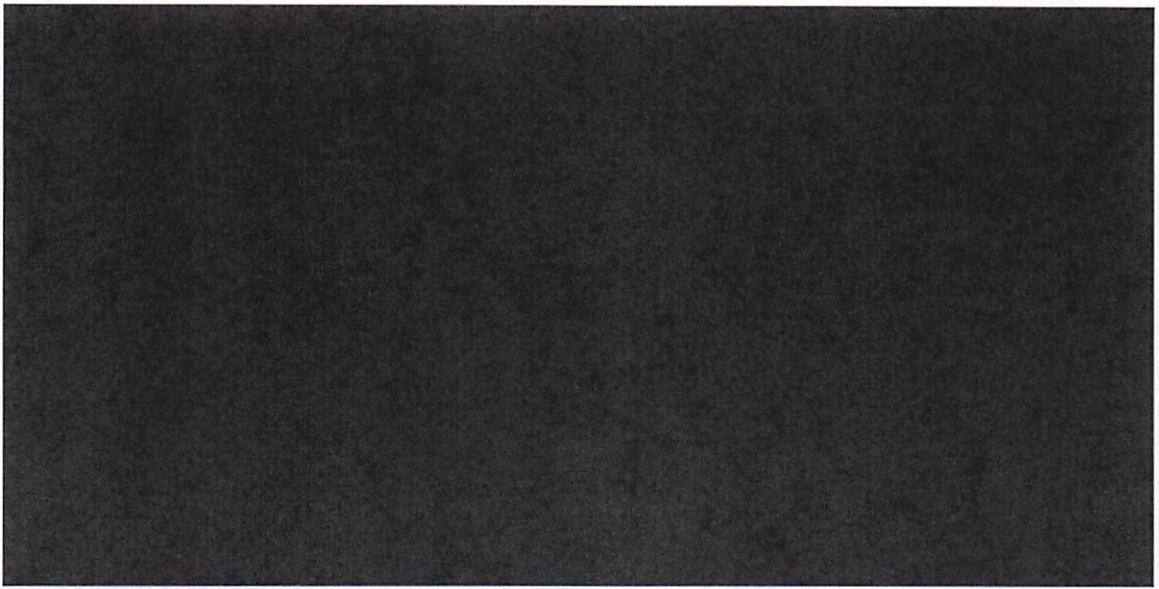


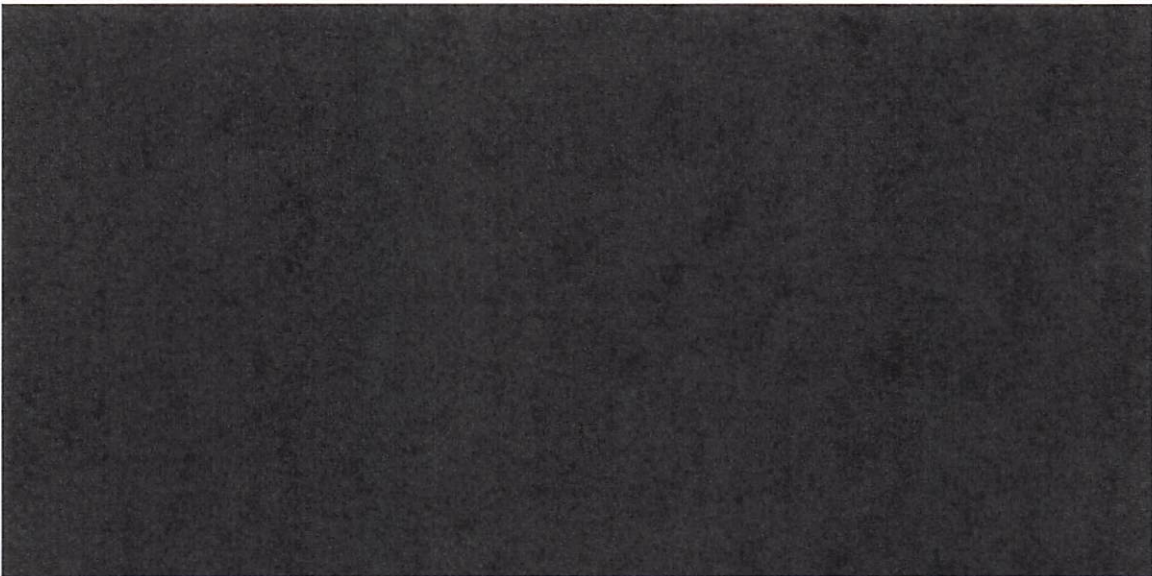
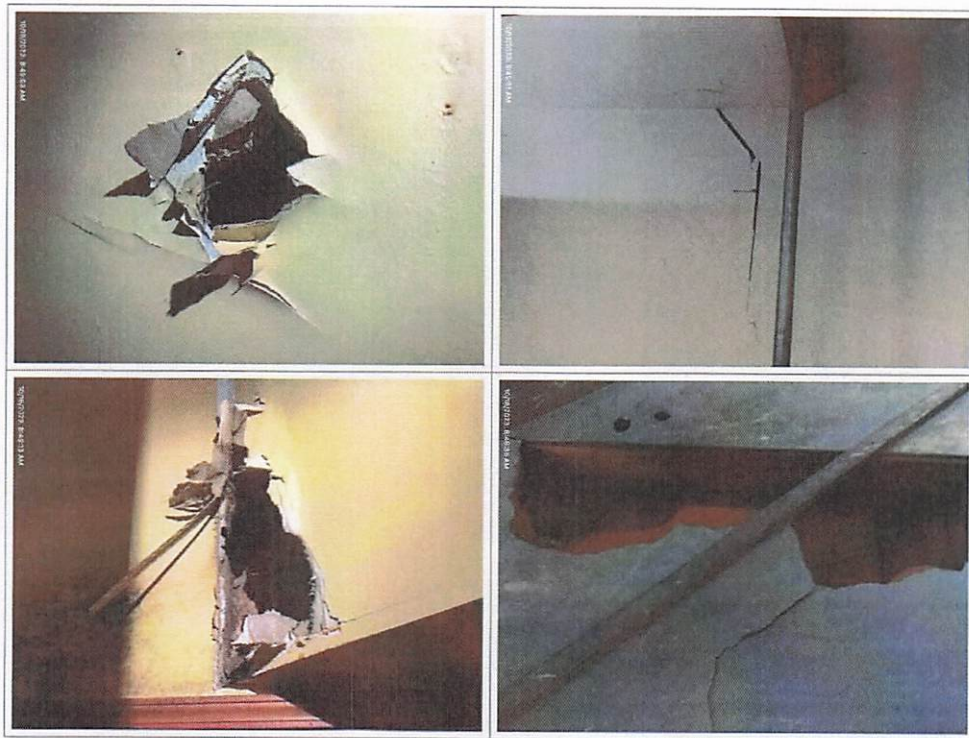
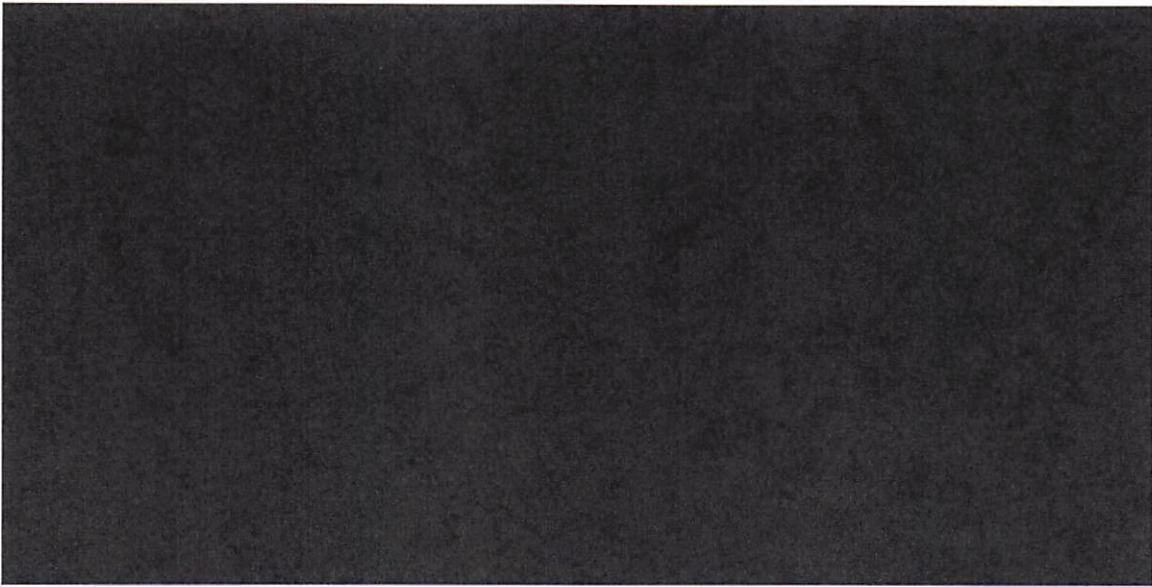


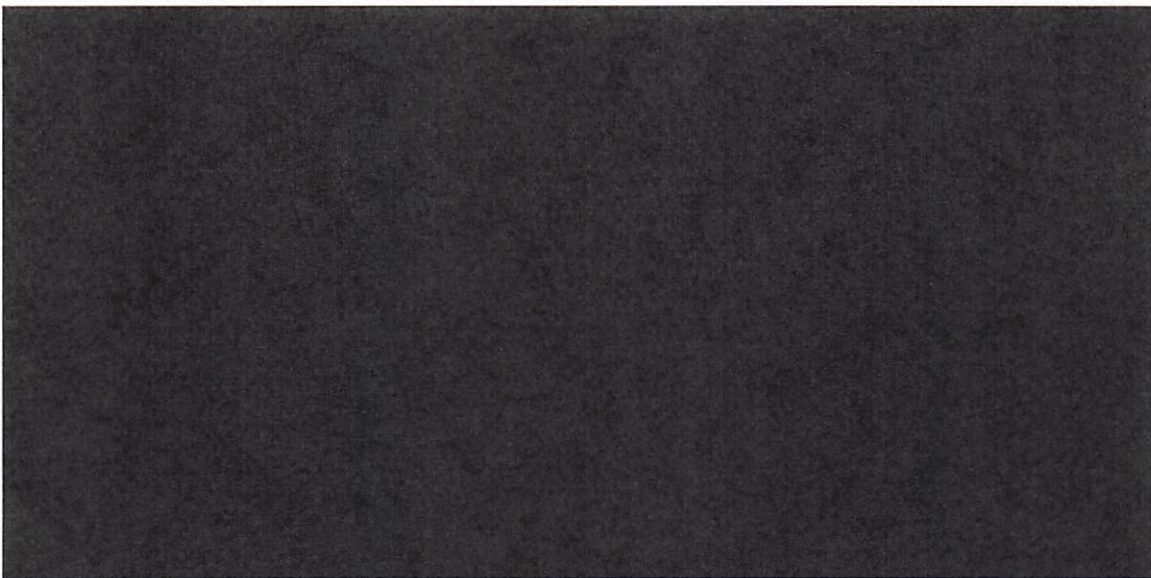
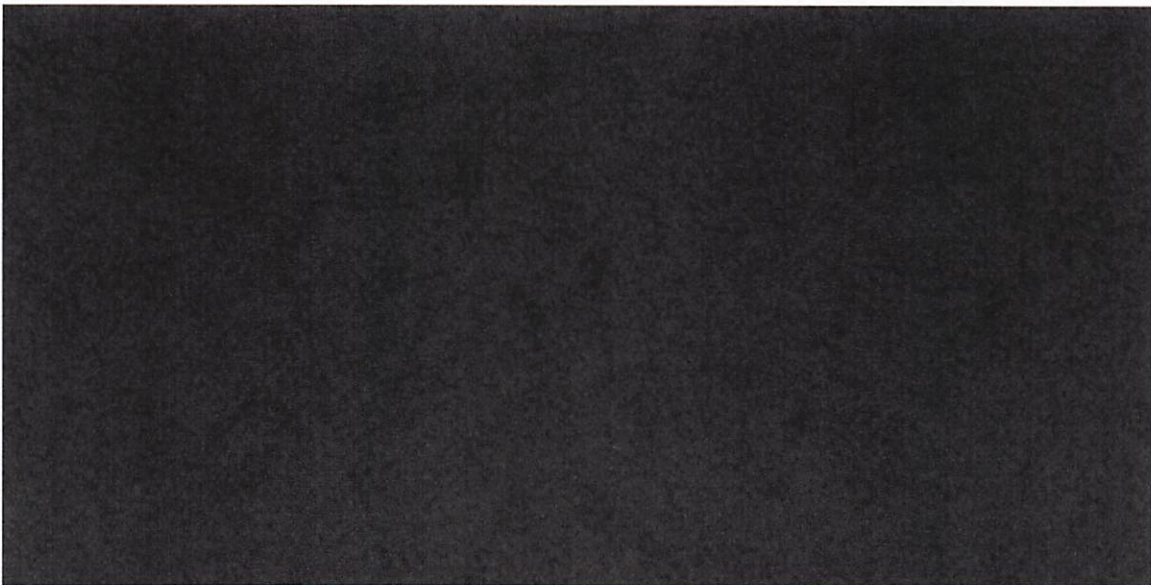




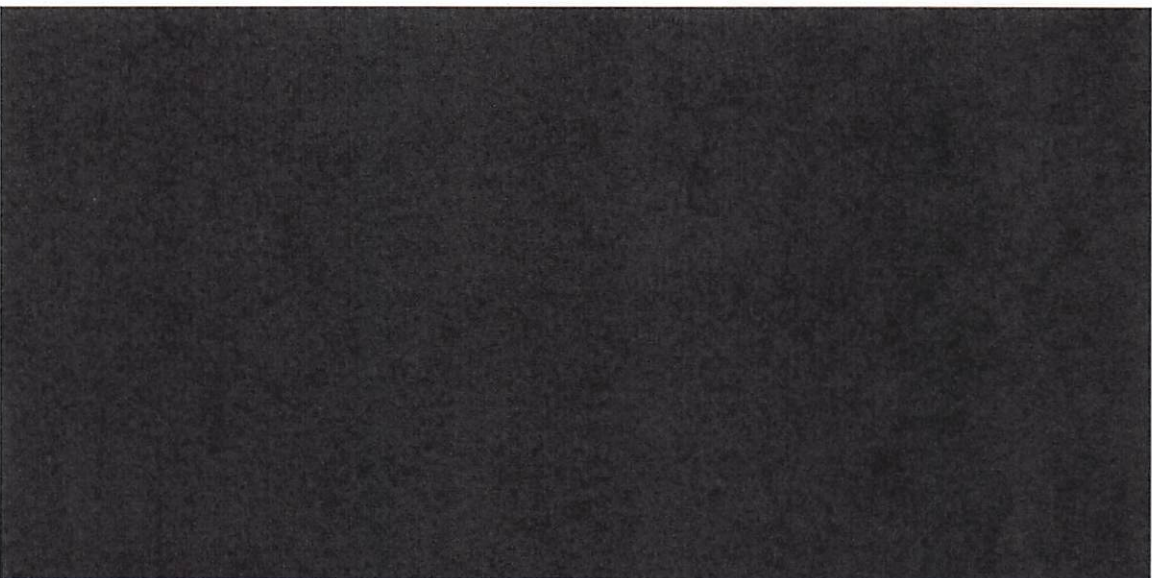
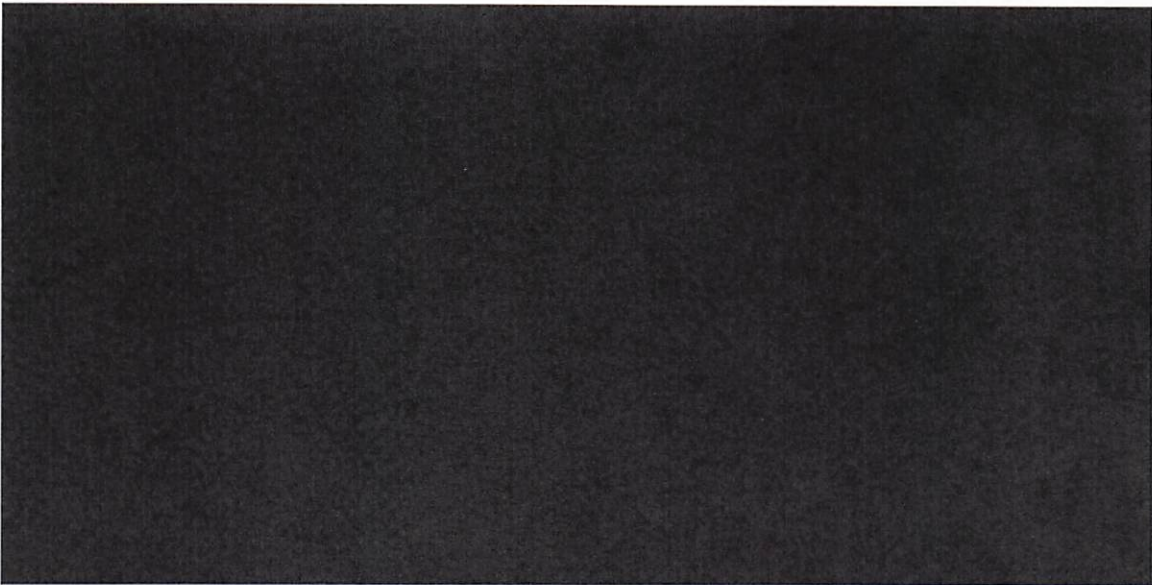


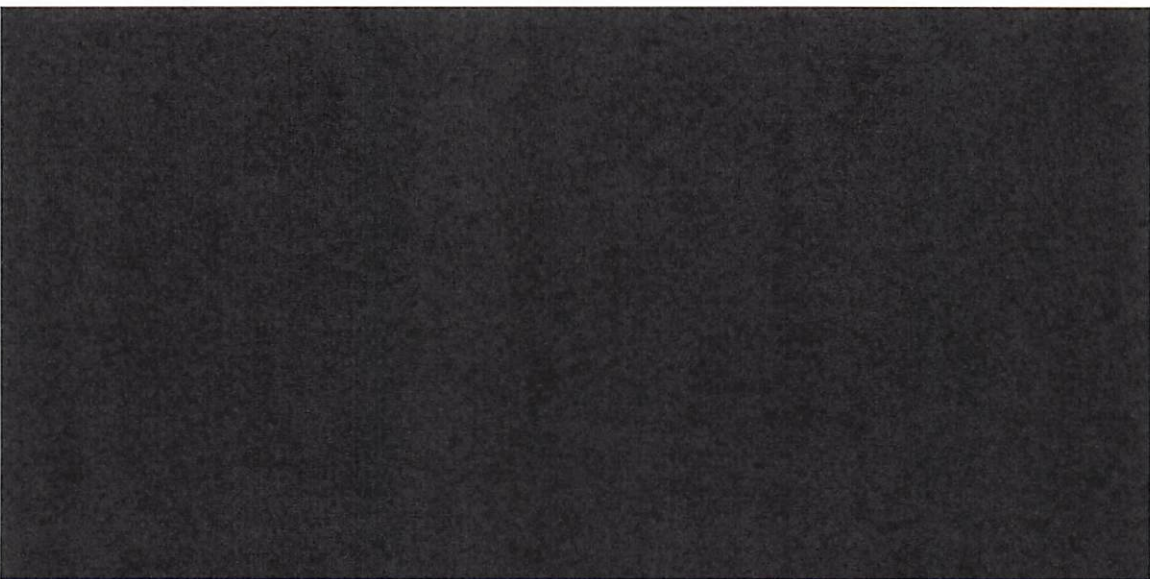
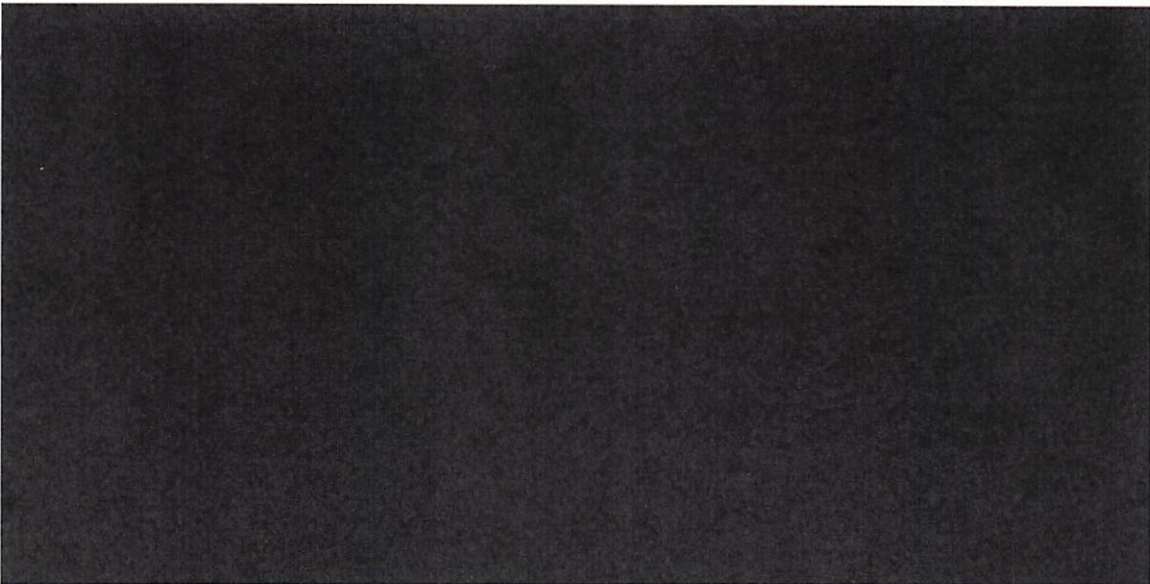


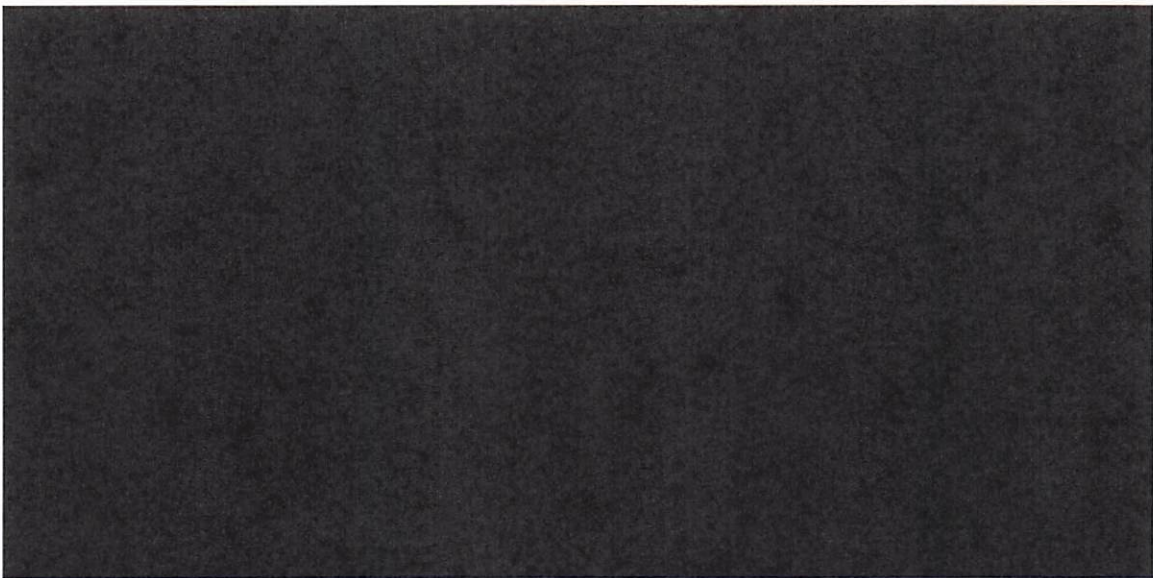
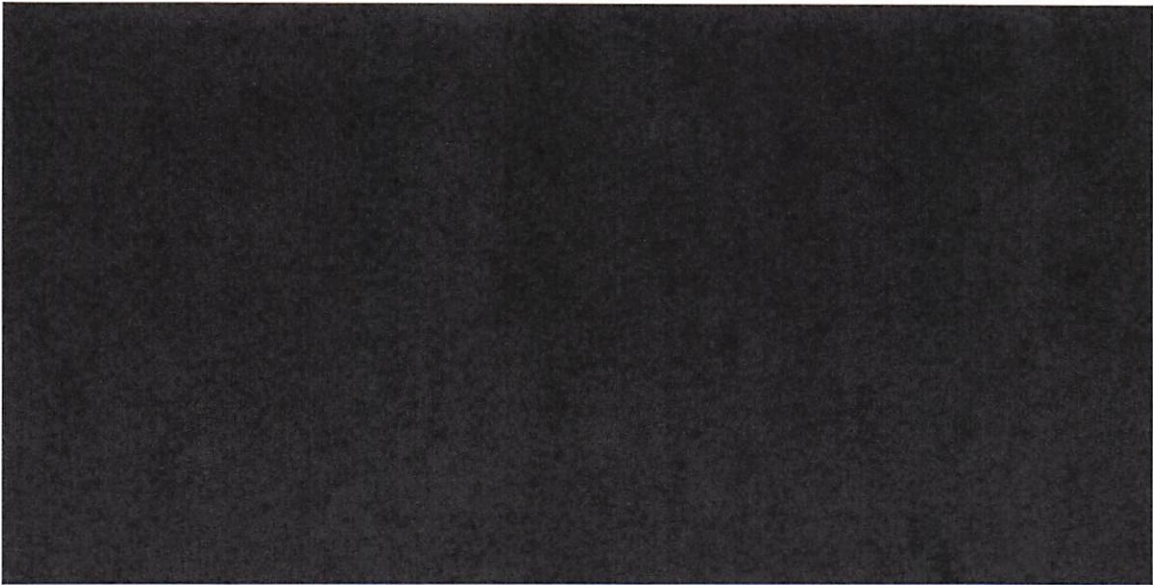


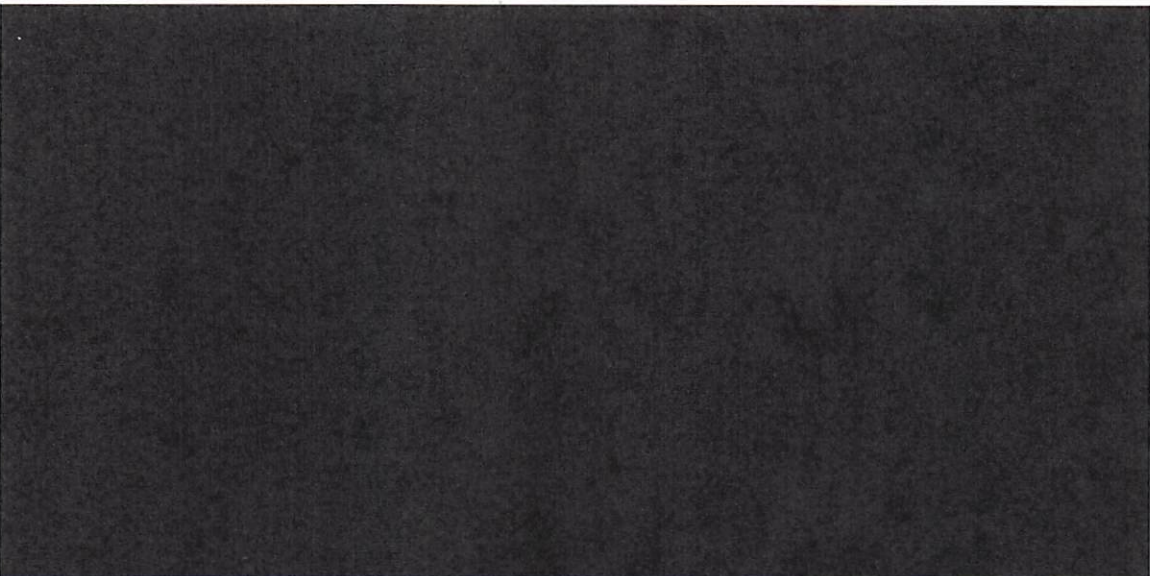
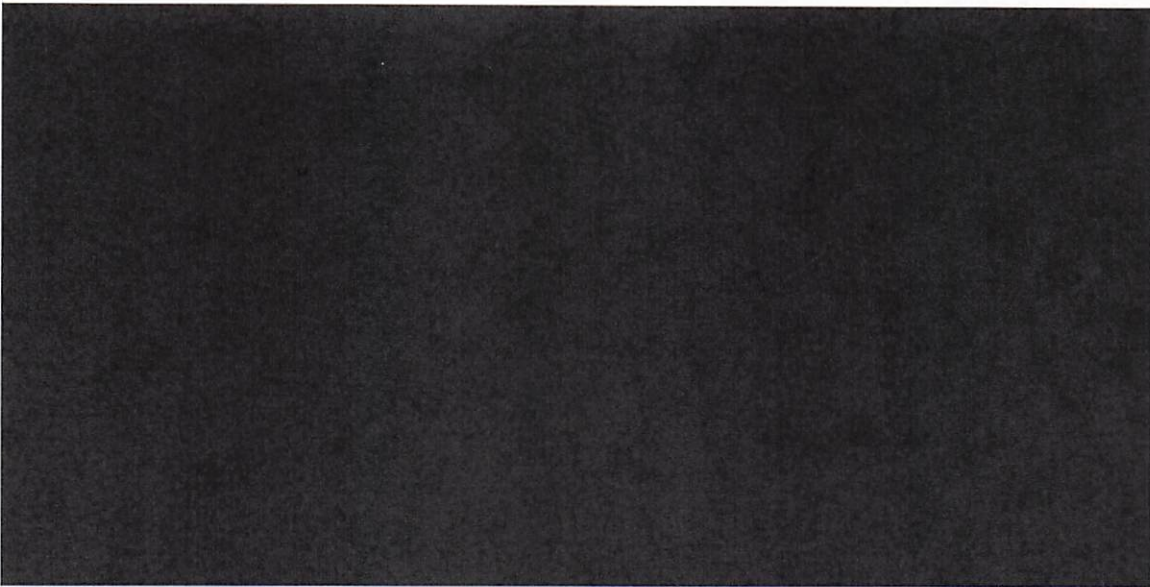


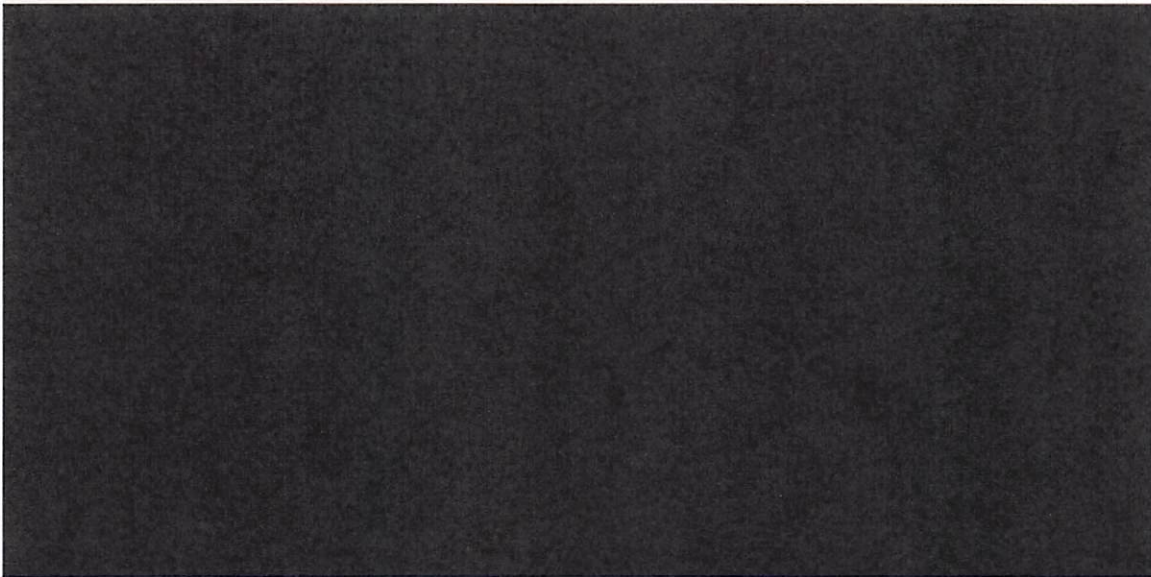
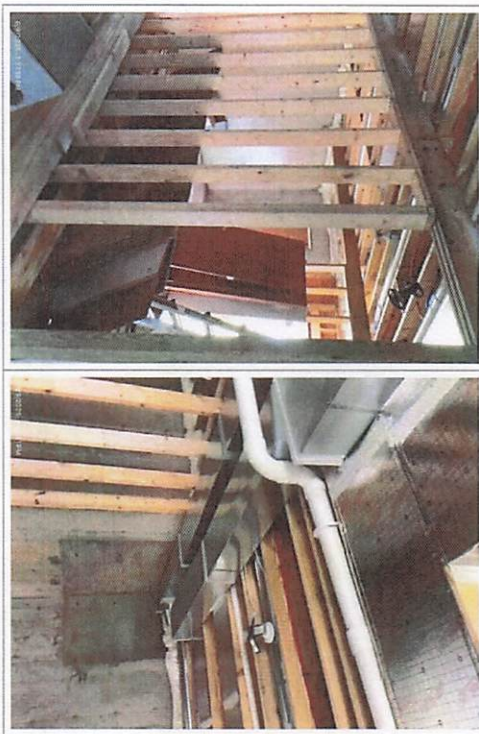
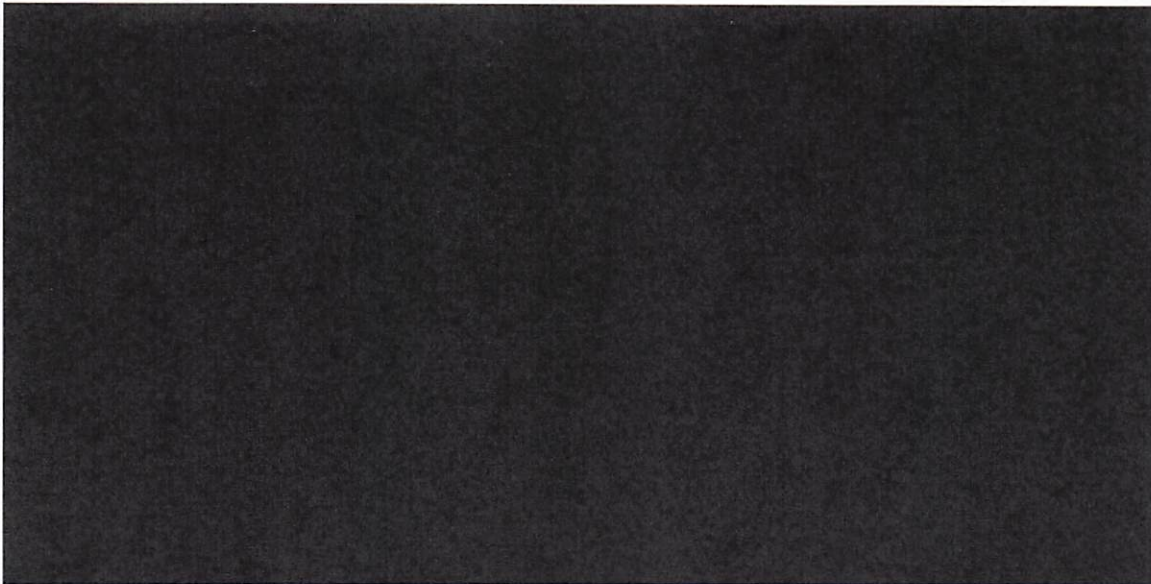
June 9, 2025 Photographs











Staff Summary

- It has been a long time coming, but the Property has finally had substantial improvement over the last several months due to the work of the current owner.
- It is believed that the Property will be in position to pass all inspections and be ready for occupancy within the next 90-120 days

Staff Recommendation

- The Order be formally modified, rescinding the demolition requirement and providing a repair order for all repairs to be completed within one hundred twenty (120) days to pass final inspection.
- A hearing would only be set at the request of the Building Commissioner should there be non-compliance with the Board's Order.
- Staff can bring an additional update to the Board when the Property has passed all final inspections.