

MINUTES
BOARD OF PUBLIC WORKS AND SAFETY
JANUARY 16, 2014

The regularly scheduled meeting of the Board of Public Works & Safety convened at 9:01 a.m., in Council Chambers of Hammond City Hall. A roll call was taken: Mr. Lendi –present; Mr. Dostatni – present; Mr. Smith – present.

Bid opening – Demolition of 2719 – 164th Place, 937 – 41 Ames Street, 2408 Birch Avenue, 5339 – 45 Calumet Avenue, 4837 Catalpa Avenue (Garage only), 4522 Cedar Avenue (Front & Back houses), 1315 Field Street (Front & Rear), 4418 Henry Avenue, 4608 Hickory Avenue, 4846 Hickory Avenue, 918 Highland Street, 952 Hoffman Street, 1011 Hoffman Street, 4726 Hohman Avenue, 1119 Indiana Avenue, (Garage only), 1549 Lake Avenue, 848 May Street, 929 Murray Street, 1344 Sherman Street, 1360 Sherman Street, 1220 Sherman Street (House & Garage), 1132 Sibley Street, 4521 Wabash Avenue and 642 Willow Court. Bids received as follows:

Actin Contracting, LLC	\$240,745
RSR Demolition	\$257,380
Gary Material Supply, LLC	\$248,000
JM Industrial Services, Inc.	\$193,850
KLF Enterprises	\$337,700

Motion by Mr. Dostatni to refer the bids to Code Enforcement for tabulation and recommendation; seconded by Mr. Smith. AYES ALL. Motion carried. (Res No. 4002)

Agreement for Engineering Services with Torrenga Engineering, Inc. for work to be done on the 600 block of Conkey Street in cost not to exceed \$10,000. Motion by Mr. Dostatni; seconded by Mr. Smith. AYES ALL. Motion carried. (Ins. No. 14-022)

Request for advertising dates of January 23, 2014 and January 30, 2014, with a bid opening date of February 13, 2014 for Contractual recycled waste collection services for four (4) years, beginning April 1, 2014 and ending March 31, 2018. Motion by Mr. Dostatni; seconded by Mr. Smith. AYES ALL. Motion carried. (Res. No. 4003)

Correspondence from Chief of Police Brian Miller requesting Officer R. Chavez, Detective A. Clark, Officer J. Onahan, Officer F. Herrera, Officer S. Garrison and Officer K. Mickey be promoted to the rank of Sergeant with pay adjustment, effective January 16, 2014, a disciplinary matter and requesting Office A. Alvarez receive Detective Specialty Pay effective November 11, 2013 for his assignment to the DEA Task Force. Motion by Mr. Smith; seconded by Mr. Dostatni. AYES ALL. Motion carried. (Ins. No. 14-023)

Correspondence received from Fire Chief Jeffery Smith requesting approval of the promotions of Engineer M. Marks to the rank of Captain, Private S. Brezinski to the rank of

Engineer, Engineer B. Howerton to the rank of Captain, Private M. Brooks to the rank of Engineer, Engineer K. Repay to the rank of Captain, Private R. Blythe to the rank of Engineer, Private S. Sieman to the rank of Engineer, Private S. Hoover to the rank of Engineer and Private E. Sanders to the rank of Engineer and the Purchasing Agent listing for the Hammond Police Department. Motion by Mr. Dostatni; seconded by Mr. Smith. AYES ALL. Motion carried. (Ins. No. 14-024)

Hearing – Estrella's Sports Bar. Mr. Lendi advised that Attorney John Cantrell had faxed a request for this matter to be continued as he is in a jury trial. Motion by Mr. Smith to continue this matter to March 13, 2014; seconded by Mr. Dostatni. AYES ALL. Motion carried. (Ins. No. 14-025)

Hearing on property located at 5664 Walter Avenue. Attorney Natasha Burkett appears with property owners, Thomas and Jocelyn Prue. Ms. Burkett stated this property was built as a conforming property which was built as a four (4) unit or converted in compliance with building codes. Ms. Burkett stated there are no plans to remove units and requested the Notice of Violation be withdrawn.

Mr. Matt Saliga, Inspector, Inspections Department, said the Notice of Violation was based on an inspection done on November 19, 2013. Mr. Saliga stated the violation included no fire separation and no permits to convert to a four (4) unit. Ms. Saliga then said the permit history done showed permits obtained from 1924 through 1993 with none showing addition of apartments or plumbing. Mr. Saliga also said that there is one (1) meter on the house, not five (5) meters as there should be.

Ms. Burkett then questioned Mr. Thomas Prue, property owner and member of Prue Properties. Ms. Prue said he purchased the property in early 2011 and would not have bought it if it were not a four (4) unit building. Mr. Prue stated each unit in this framed four (4) unit has a joined front stairway and a separate back stairway and when he had HVAC work done he had to pay for four (4) permits. Ms. Burkett asked what led up to the house being inspected. Mr. Prue said the police had been called and after that Chief of Inspections, Mr. James Callahan, came to inspect but the inspection was not done as they could not get into all of the apartments. Mr. Prue said he received another Notice of Violation indicating he would not allow an inspection to take place.

Ms. Burkett questioned Ms. Jocelyn Prue. Ms. Prue stated she was present at the inspection which was attended by Mr. Saliga, Mr. Callahan, Mr. Jesse Escamilla, Inspector, Inspections Department and a Hammond police officer. Ms. Prue said she did not know why a police officer had to be present. Mr. Saliga responded that it is for their safety. Ms. Prue then said fire separation has not been properly explained, she does not know what to do to correct it and that an inspector from the North Township Trustee's Office came and that inspection was passed. Mr. Prue said the drop ceiling is rated as one (1) hour fire separation.

Corporation Counsel, Ms. Kristina Kantar, asked Ms. Prue if she was aware the police were called to this property on October 22, 2013 because a tenant punched another tenant. Ms. Prue said she was not aware of that but was aware of the narcotics issue when the police were there on another

date. Ms. Kantar asked if Ms. Prue if the tenants involved in the narcotics issue had been evicted. Ms. Prue said an eviction warning letter had been sent and the tenants have been compliant since so evicting them has not been necessary.

Ms. Burkett asked Mr. Saliga why there are different addresses for this property, 5664 Walter Avenue, 842 Carroll Street and 613 Carroll Street. Mr. Saliga answered that there that this property is on a corner, and also there was an address change that occurred in the 1930's which renamed some streets and changed house numbers within the City. Ms. Burkett asked why a police officer was present at the inspection. Mr. Saliga replied the officer was there for inspector safety.

Ms. Burkett then asked Mr. Saliga if electrical work would have been done to convert the space into an ice cream parlor to which Mr. Saliga answered yes. Ms. Burkett asked why by way of the 1974 permit a set of doors be install. Mr. Saliga said the doors would have been installed to exit the building. Ms. Burkett asked what the 1974 permit for drywall was for. Mr. Saliga stated that it was probably for the walls to create an apartment or apartments. Ms. Burkett asked if one (1) meter would have been acceptable in 1950. Mr. Saliga said it would not have been and no permits were pulled to create four (4) units.

Ms. Burkett said Lake County Assessor Office records indicated there were four (4) apartments in this building in June of 1977. Mr. Saliga replied that the assessor just counts rooms and does not determine whether codes are met. Ms. Burkett then asked if owners can make repairs. Mr. Saliga replied that some minor repair may be done the property owner, but repairs such as installing pipe for additional rooms would not be a repair the property owner can do. Corporation Counsel Kristina Kantar then stated the fire at this property may have been started by a sole electric meter being used for four (4) units instead of the number of required meters.

Ms. Burkett then called Chief of Inspections, Mr. James Callahan. Ms. Burkett asked if Mr. Callahan was present at the inspection done on November 19, 2013 to which he answered he was at the inspection and looked at the fire separation issues. Mr. Callahan said the property owner called the Police Department after learning a tenant was smoking and selling drugs at this location which what initially sent the police to this property.

Ms. Burkett then asked that the Notice of Violation be withdrawn as the property was built or property converted to a four (4) unit.

Ms. Kantar responded that the building may possibly be a legal two (2) unit.

Motion by Mr. Dostatni to issue a response within (30) days; seconded by Mr. Smith. AYES ALL. Motion carried. (Ins. No. 14-026)

Correspondence received from Attorney Justin Murphy requesting the hearing on property located at 4828 Oak Avenue be continued. Motion by Mr. Smith to continue this matter to March 13, 2014; seconded by Mr. Dostatni. AYES ALL. Motion carried. (Ins. No. 14-027)

Hearing on property located at 627 Kane Street. Attorney R. Cordell Funk faxed correspondence requesting this matter be continued. Motion by Mr. Smith to continue this matter to March 6, 2014; seconded by Mr. Dostatni. AYES ALL. Motion carried. (Ins. No. 14-028)

Rental registration hearing on property located at 1618 Myrtle Avenue. Property owner, Mr. David Tokar, appears and requested this matter be continued as he has retained an attorney to represent him in this matter. Motion by Mr. Smith to continue this matter to February 13, 2014; seconded by Mr. Dostatni. AYES ALL. Motion carried. (Ins. No. 14-029)

Rental registration hearing on property located at 6232 Madison Avenue. Property owner fails to appear. Mr. Jesse Escamilla stated the property owner requested the late fee be waived and then said she lives in California. Motion by Mr. Smith to continue this matter to January 23, 2014; seconded by Mr. Dostatni. AYES ALL. Motion carried. (Ins. No. 14-030)

Rental registration hearing on property located at 6438 Madison Avenue. Property owner, Ms. Maria Lemus, appears. Ms. Lemus stated that she has owned and lived at the property until two (2) years ago. Ms. Lemus said she was unaware of the fee for rental registration. Motion by Mr. Smith to waive the late fee and assess rental registration at \$80 per unit; seconded by Mr. Dostatni. AYES ALL. Motion carried. (Ins. No. 14-031)

Correspondence received from M&M Mortgage Services, Inc. regarding property located at 1549 Lake Avenue. Ms. Kristian Kantar, Corporation Counsel, advised that she has instructed the company to pay for and have an inspection done on the property. Correspondence acknowledged. (Ins. No. 14-032)

Correspondence received requesting a rental registration hearing on property located at 1119 Kenwood Street and 7540 Linden Avenue. Motion by Mr. Smith to set these matters for February 13, 2014; seconded by Mr. Dostatni. AYES ALL. Motion carried. (Ins. No. 14-032a)

Correspondence received from Malcolm J. & Latanya Mathews regarding a business license request. Correspondence acknowledged. (Ins. No. 14-033)

Amusement Devices listings submitted for approval. Motion by Mr. Smith; seconded by Mr. Dostatni. AYES ALL. Motion carried. (Ins. No. 14-034)

Correspondence received from 3rd District Councilman Anthony Higgs regarding Bethany Childcare Development and cars parked in City lots. Correspondence acknowledged. (Ins. No. 14-035)

Correspondence received from Hessville Little League requesting permission to hold an Opening Day parade, Saturday, May 3, 2014 beginning at 9:00 a.m., the Hammond Police and Fire Departments to participate in the parade and permission to hold a fireworks display in the evening. Motion by Mr. Dostatni; seconded by Mr. Smith. AYES ALL. Motion carried. (Ins. No. 14-036)

Findings and Order for property located at 4428 Henry Avenue. Motion by Mr. Smith; seconded by Mr. Dostatni. AYES ALL. Motion carried. (Ins. No. 14-037)

Under Meeting Opened to the Public, the property owner of 937 Ames Street appeared, stated the property is currently on the demolition list and then asked what steps need to be taken to get the property taken off of the list. Ms. Kantar advised that an inspection needs to be paid for and completed as soon as possible. The property owner then said that she is only the owner of half of the house. Ms. Kantar suggested she contact the owner of the other half of the house.

Ms. Carlotta Blake King appeared and stated that she submitted a letter last week requesting the Order to Demolish 918 - 22 Highland Street be rescinded. Ms. Blake King then asked what repairs need to be completed as neither the property owner, or she, was ever told. Ms. Blake King then stated she represents both the buyer and the seller.

There being no further business to come before the Board, recommendation by Mr. Dostatni to adjourn; Mr. Smith concurred. The regularly scheduled meeting adjourned at 11:05 a.m.

APPROVED: February 6, 2014

By: _____
Robert Lendi, President

ATTEST:

Lynn Laviolette, Secretary