

MINUTES
BOARD OF PUBLIC WORKS AND SAFETY
JANUARY 15, 2015

The regularly scheduled meeting of the Board of Public Works & Safety convened at 9:03 a.m., in Council Chambers of Hammond City Hall. A roll call was taken: Mr. Krusa - present; Mr. Dostatni – present; Mr. Smith – present.

Motion by Mr. Dostatni to approve the minutes of the meeting of December 4, 2014, December 11, 2014 and December 18, 2014; seconded by Mr. Smith. AYES ALL. Motion carried.

Supplemental Agreement No. 4 received from Beam Longest and Neff, LLC for the pedestrian bridge project. Mr. Dostatni advised the increase in cost will be \$8,600 as one (1) of the planned bridges has been designed as a pedestrian tunnel. Motion by Mr. Dostatni; seconded by Mr. Smith. AYES ALL. Motion carried. (Ins. No. 15-031)

Correspondence received from AT&T requesting permission to perform work at 171st Street and Alabama Avenue. Motion by Mr. Dostatni; seconded by Mr. Smith. AYES ALL. Motion carried. (Ins. No. 15-032)

Correspondence received from Chief of Police John Doughty requesting approval of the termination of a probationary officer due to not meeting Academy training qualification requirements. Motion by Mr. Smith; seconded by Mr. Dostatni. AYES ALL. Motion carried. (Ins. No. 15-033)

Correspondence received from Fire Chief Jeffery Smith designating Purchasing Agents for the Hammond Fire Department. Motion by Mr. Dostatni; seconded by Mr. Smith. AYES ALL. Motion carried. (Ins. No. 15-034)

Hearing on property located at 228 Conkey Street. Property owner fails to appear. Mr. Michael Coles, Inspector, Code Enforcement, advised the property owner is complying and returning the property to single family. Mr. Coles requested a status date for this property. Motion by Mr. Smith to set this matter for status on March 12, 2015; seconded by Mr. Dostatni. AYES ALL. Motion carried. (Ins. No. 15-035)

Hearing on property located at 6609 Jefferson Avenue. Attorney Curt Vosti appears. Corporation Kristina Kantar requested this matter be continued as Mr. Vosti has filed a complaint with the US Department of Housing and Urban Development to which the City has responded but no resolution has yet been reached. Mr. Vosti had no objection. Motion by Mr. Smith to continue this matter to April 9, 2015; seconded by Mr. Dostatni. AYES ALL. Motion carried. (Ins. No. 15-036)

Attorney Kevin Smith, for the City of Hammond, appears for the following demolition hearings. Mr. Smith advised all parties have received notice of these hearings.

Demolition status hearings on property located at 7404 Beech Avenue. Property owner appears and said he has paid for an inspection but it has not yet taken place. Mr. Smith requested this be continued to January 29, 2015. Motion by Mr. Smith; seconded by Mr. Dostatni. AYES ALL. Motion carried.

ALL. Motion carried.

Demolition status hearings on property located at 7974 Birch Avenue. Property owner fails to appear. Mr. Smith requested the demolition proceed. Motion by Mr. Smith to proceed with demolition; seconded by Mr. Dostatni. AYES ALL. Motion carried.

Demolition status hearing on 1903 Clay Street and 1909 Clay Street. Property owner fails to appear. Mr. Smith requested this matter be continued to April 16, 2015 as permits have been issued but the property has not been inspected. Mr. Smith advised that unless a final inspection is completed there will be no further continuances. Motion by Mr. Smith to continue this matter to April 16, 2015; seconded by Mr. Dostatni. AYES ALL. Motion carried.

Demolition status hearing on property located at 410 Conkey Street. Mr. Smith requested this property be removed from the demolition list. Motion by Mr. Smith to remove this property from the demolition list; seconded by Mr. Dostatni. AYES ALL. Motion carried.

Demolition status hearing on property located at 503 Conkey Street. Property owner fails to appear. Mr. Smith said there has been no progress on repairs and requested the Board enter to Demolition but stay until April 16, 2015. Motion by Mr. Smith; seconded by Mr. Dostatni. AYES ALL. Motion carried.

Demolition status hearing on property located at 247 Doty Street. Property owner fails to appear. Mr. Smith advised 80% of repair is complete and requested this matter be continued to April 16, 2015. Motion by Mr. Smith to continue this matter to April 16, 2015; seconded by Mr. Dostatni. AYES ALL. Motion carried.

Demolition status hearing on property located at 6327 Forest Avenue. Property owner fails to appear. Mr. Smith said there is an existing demolition order but it will expire in February of 2015 and the Agreement to Rehabilitate has expired. Motion by Mr. Smith to continue this matter to April 16, 2015; seconded by Mr. Dostatni. AYES ALL. Motion carried.

Demolition status hearing on property located at 6320 Harrison Avenue. Property owner, Ms. Alison Kuo, appears. Mr. Smith advised the Agreement to Rehabilitate has expired and the roof is the only repair done. Mr. Smith requested this matter be continued to April 16, 2015 as a final continuance and advised Ms. Kuo if repairs are not complete the property will be demolished. Motion by Mr. Smith to continue this matter to April 16, 2015; seconded by Mr. Dostatni. AYES ALL. Motion carried.

Demolition status hearing on property located at 6132 Harrison Avenue. Attorney Novak appears for the property owner and stated progress is being made. Mr. Smith requested the Board continue this matter. Motion by Mr. Smith to continue this matter to April 16, 2015; seconded by Mr. Dostatni. AYES ALL. Motion carried.

Demolition hearing on property located at 4729 Hickory Avenue. Attorney Rupcich appears on behalf of the estate of Mr. Kucsera, deceased. Mr. Rupcich stated the prospective buyer has backed out. Mr. Smith requested the Board enter the Order to Demolish but stay until April 16, 2015. Motion by Mr. Smith; seconded by Mr. Dostatni. AYES ALL. Motion carried.

Demolition status hearing on property located at 1108 Highland Street. Property owner fails to appear. Mr. Smith said electric work is progressing and requested this matter be continued to April 16, 2015. Motion by Mr. Smith; seconded by Mr. Dostatni. AYES ALL. Motion carried.

Demolition status hearing on property located at 1130 Highland Street. Property owner fails to appear. Mr. Smith said progress on repair is slow with only the roof being done and a letter will be sent advising the Agreement to Rehabilitate has expired and this will be set for a final status April 16, 2015. Motion by Mr. Smith to set this matter for a final status on April 16, 2015; seconded by Mr. Dostatni. AYES ALL. Motion carried.

final status April 16, 2015. Motion by Mr. Smith to set this matter for a final status on April 16, 2015; seconded by Mr. Dostatni. AYES ALL. Motion carried.

Demolition status hearing on property located at 4504 – 10 Hohman Avenue. Mr. Smith said he has talked with the property owner's attorney, Mr. Michael Muenich, who has requested a two (2) week continuance. Motion by Mr. Smith to continue this matter to January 29, 2015; seconded by Mr. Dostatni. AYES ALL. Motion carried.

Demolition hearing on property located at 6324 Kennedy Avenue. Property owner fails to appear. Mr. Smith advised there has been no progress on repair and requested the Board affirm the demolition. Motion by Mr. Smith to move forward with the demolition; seconded by Mr. Dostatni. AYES ALL. Motion carried.

Demolition hearing on property located at 6537 Madison Avenue. Attorney Novak appears for the property owner and requested additional time as an extended Agreement to Rehabilitate has been drafted. Motion by Mr. Smith to continue this matter to April 16, 2015; seconded by Mr. Dostatni. AYES ALL. Motion carried.

Demolition status hearing on property located at 1019 May Street. Property owner appears and stated she sold the property to her nephew who has re-sided the house and obtained an estimate for new windows. Mr. Smith requested this matter be set for status on April 16, 2015. Motion by Mr. Smith to set this matter for status hearing on April 16, 2015; seconded by Mr. Dostatni. AYES ALL. Motion carried.

Demolition status hearing on property located at 6317 Monroe Avenue. Property owner appears and stated she is waiting to finish the other property on the demolition list before beginning this one. Mr. Smith advised there has been no progress made and requested this matter be continued, as a final continuance, to April 16, 2015 with no further continuances granted. Motion by Mr. Smith to set this matter as a final continuance to April 16, 2015; seconded by Mr. Dostatni. AYES ALL. Motion carried.

Demolition status hearing on property located at 6239 Monroe Avenue. Property owner appears and stated he has paid for an inspection to be done. Motion by Mr. Smith to continue this matter to April 16, 2015; seconded by Mr. Dostatni. AYES ALL. Motion carried.

Demolition status hearing on property located at 914 Merrill Street. Mr. Smith said an Agreement to Rehabilitate was mailed to the property owner on January 7, 2015 but has not been received back. Mr. Smith then requested this matter be set for status. Motion by Mr. Smith to set this matter for status on April 16, 2015; seconded by Mr. Dostatni. AYES ALL. Motion carried.

Demolition status hearing on property located at 1116 Moss Street. Property owner fails to appear. Mr. Smith said the owner is listed as International Business Investments Network, LLC. Mr. Smith then said the property is boarded up with a large hole in the roof and there has been no progress made. Mr. Smith requested the Order to Demolish be affirmed and property to be bid out. Motion by Mr. Smith to affirm the Order to Demolish; seconded by Mr. Dostatni. AYES ALL. Motion carried.

Demolition status hearing on property located at 6419 Nebraska Avenue. Property owner fails to appear. Mr. Smith advised an Agreement to Rehabilitate has been sent to the owner and requested this matter be set for status. Motion by Mr. Smith to continue this matter to April 16, 2015; seconded by Mr. Dostatni. AYES ALL. Motion carried.

Demolition status hearing on property located at 5727 Northcote Avenue. Mr. Smith advised an Agreement to Rehabilitate has been signed and requested this matter be continued to April 16, 2015. Motion by Mr. Smith to continue this matter to April 16, 2015; seconded by Mr. Dostatni. AYES ALL. Motion carried.

Demolition status hearing on property located at 6711 Northcote Avenue. Mr. Smith

Demolition status hearing on property located at 6711 Northcote Avenue. Mr. Smith stated Attorney Robert Sorge represents the new owner who is trying to obtain title. Mr. Smith then requested this matter be continued. Motion by Mr. Smith to continue this matter to April 16, 2015; seconded by Mr. Dostatni. AYES ALL. Motion carried.

Demolition status hearing on property located at 722 – 165th Street. Property owner fails to appear. Mr. Smith advised the Demolition Order has been entered and property will be bid and an attorney representing the owner has sent an email which said there is no objection to the demolition.

Demolition status hearing on property located at 3331 – 176th Place. Property owner fails to appear. Mr. Smith advised an Agreement to Rehabilitate was signed on October 7, 2014 and permits have been issued. Motion by Mr. Smith to set this matter for status on April 16, 2015; seconded by Mr. Dostatni. AYES ALL. Motion carried.

Demolition status hearing on property located at 4835 Oak Avenue. Property owner fails to appear. Mr. Smith said an Agreement to Rehabilitate was signed, bond posted and the property has passed a rough inspection. Motion by Mr. Smith to set this matter for status on April 16, 2015; seconded by Mr. Dostatni. AYES ALL. Motion carried.

Demolition status hearing on property located at 4609 Oak Avenue. Property owner appears and said he lives there now and wants to make improvements. Mr. Smith then said an inspection has been paid for. Motion by Mr. Smith to set this matter for status on April 16, 2015; seconded by Mr. Dostatni. AYES ALL. Motion carried.

Demolition status hearing on property located at 6804 Parrish Avenue. Mr. Smith requested this property be removed from the demolition list. Motion by Mr. Smith to remove this property from the demolition list; seconded by Mr. Dostatni. AYES ALL. Motion carried.

Demolition status hearing on property located at 4149 Sheffield Avenue. Mr. Smith requested this property be removed from the demolition list. Motion by Mr. Smith to remove this property from the demolition list; seconded by Mr. Dostatni. AYES ALL. Motion carried.

Demolition status hearing on property located at 1233 Sherman Street. Mr. Smith advised the property is waiting for final inspection and requested this matter be continued. Motion by Mr. Smith to set this matter for status on April 16, 2015; seconded by Mr. Dostatni. AYES ALL. Motion carried.

Demolition status hearing on property located at 6446 Tennessee Avenue. Property owner fails to appear. Mr. Smith advised an Agreement to Rehabilitate has been signed and progress is being made. Motion by Mr. Smith to continue this matter to April 16, 2015; seconded by Mr. Dostatni. AYES ALL. Motion carried.

Demolition status hearing on property located at 5658 Walter Avenue. Property owner appears. Mr. Smith advised the property owner has a permit for a tear off and re-roof and requested this matter be set for status. Motion by Mr. Smith to set this matter for status on April 16, 2015; seconded by Mr. Dostatni. AYES ALL. Motion carried.

Demolition status hearing on property located at 7446 White Oak Avenue. Attorney Sam Zabach appears for Bank of America. Mr. Smith said if the Bank wants to make repairs an inspection must be done as well as an Agreement to Rehabilitate be signed. Mr. Smith then advised as there has been no progress made, demolition will proceed. Motion by Mr. Smith to proceed with demolition; seconded by Mr. Dostatni. AYES ALL. Motion carried.

Demolition status hearing on property located at 938 Wilcox Street. Property owner appears and show he has passed the plumbing inspection. Mr. Smith requested this matter be continued. Motion by Mr. Smith to continue this matter to April 16, 2015; seconded by Mr. Dostatni. AYES ALL. Motion carried.

appears and show he has passed the plumbing inspection. Mr. Smith requested this matter be continued. Motion by Mr. Smith to continue this matter to April 16, 2015; seconded by Mr. Dostatni. AYES ALL. Motion carried.

Demolition hearings at (Ins. No. 15- 037)

Notice of Violation hearing on property located at 7609 Magnolia Avenue. Property owner appears. Mr. Matt Saliga said there is an illegal basement apartment which the owner is removing and complying with Code Enforcement. Mr. Saliga then requested the Board affirm the Findings and Order to remove the basement apartment. Motion by Mr. Smith to affirm the Findings and Order; seconded by Mr. Dostatni. AYES ALL. Motion carried. (Ins. No. 15-038)

Rental registration hearing on property located at 7546 Bertram Avenue. Property owner appears and stated her son lived there for some time but had to move so her nephew now lives there and pays \$850 per month rent. Motion by Mr. Smith to waive the late fee and assess rental registration at \$80 per unit for 2013 and 2014; seconded by Mr. Dostatni. AYES ALL. Motion carried. (Ins. No. 15-039)

Rental registration hearing on property located at 6840 Baring Avenue. Property owner appears, said he moved out in the summer of 2014, his nephew moved in but does not pay rent and he has the property for sale. Motion by Mr. Smith to have the property owner complete an affidavit regarding the family member living at the property and also to dismiss this action; seconded by Mr. Dostatni. AYES ALL. Motion carried. (Ins. No. 15-040)

Rental registration hearing on property located at 3343 – 176th Street. Property owner's son appears as his mother passed away on December 31, 2014. Property owner's son stated he was not aware of the fee for rental registration as his mother took care of the rental property. 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. 15-041)

Rental registration hearing on property located at 2838 Kenwood Street. Property owner appears. Mr. Kelly Kearney, Commissioner, Code Enforcement, advised the late fee was waived in 2010 and the property owner has owned this property since 2009. Mr. Marcus Arnold, property owner, stated there is currently a tenant at the property paying rent as a down payment. 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. 15-042)

Correspondence received requesting rental registration hearings. Motion by Mr. Smith to set these matters for April 23, 2015; seconded by Mr. Dostatni. AYES ALL. Motion carried. (Ins. No. 15-043)

Correspondence received from property owners unable to attend scheduled rental registration hearings set for January 8, 2015 requesting another hearing be set. Motion by Mr. Smith to reset these matter for hearing o January 29, 2015; seconded by Mr. Dostatni. AYES ALL. Motion carried. (Ins. No. 15-044)

Correspondence received from Director of City Planning requesting approval of the Oxbow Landing Second Addition. Motion by Mr. Dostatni; seconded by Mr. Smith. AYES ALL. Motion carried. (Ins. No. 15-045)

Amusement Device Listing submitted for approval. Motion by Mr. Smith; seconded by Mr. Dostatni. AYES ALL. Motion carried. (Ins. No. 15-046)

Notice to Owners of Affected Property received from Torrenga Engineering. Correspondence acknowledged. (Ins. No. 15-047)

Under Matters from Other Board Members, Mr. Krusa acknowledged Councilwoman at Large Janet Venecz in the audience.

Under Old Business, status on property located at 5502 Aliso Avenue. Property owner

Large Janet Venecz in the audience.

Under Old Business, status on property located at 5502 Alice Avenue. Property owner fails to appear. Mr. Smith advised the property owner appeared at a previous meeting. Motion by Mr. Smith to reset this matter to January 29, 2015; seconded by Mr. Dostatni. AYES ALL. Motion carried.

Under Meeting Opened to the Public, property owners of the business located at 7322 Calumet Avenue, Jody Tillman and Jesse Tillman, appeared and said they would like the ordinance regarding signage changed as they want to place a larger sign at the business and were told they could not. Ms. Tillman also said she would like the fence behind the building taken down but is unable to as she does not own the property and believes it being there is a safety issue. Ms. Kantar advised the Tillman's to talk to Zoning and Real Estate Manager, Mr. Don Novak. Mr. Tillman said they have talked with him but said he was not clear as to what could be done.

There being no further business to come before the Board, motion by Mr. Dostatni to adjourn; seconded by Mr. Smith. The regularly scheduled meeting adjourned at 9:50 a.m.

APPROVED: February 12, 2015

By: _____
Edward Krusa, President

ATTEST:

Lynn Laviolette, Secretary