

MINUTES
BOARD OF PUBLIC WORKS AND SAFETY
OCTOBER 15, 2015

The regularly scheduled meeting of the Board of Public Works & Safety convened at 9:00 a.m., in Council Chambers of Hammond City Hall. A roll call was taken: Mr. Krusa – present; Mr. Dostatni – present; Mr. Smith – present.

Bid opening – 2nd District Local Street Lighting Improvement Project - 4300 and 440 blocks of Elm Avenue, 4800 and 4900 blocks of Hickory Avenue, 4800 and 4900 blocks of Elm Avenue, 4800 and 4900 blocks of Catalpa Avenue and the 4800 and 4900 blocks of Chestnut Avenue. Bids received as follows:

Hawk Enterprises	\$439,672
Midwestern Electric	\$394,684

Motion by Mr. Dostatni to refer the bids to the consulting engineer for tabulation and recommendation; seconded by Mr. Smith. AYES ALL. Motion carried. (Res. No. 2846)

Change Order No. 2 for the Kennedy Avenue – 175th Street to 169th Street – project submitted by First Group Engineering, Inc. Mr. Dostatni said the decrease due to the balancing change order is \$40,159. Motion by Mr. Dostatni; seconded by Mr. Smith. AYES ALL. Motion carried. (Ins. No. 15-941)

Disposal Authorizations submitted by the Hammond Police Department. Motion by Mr. Smith; seconded by Mr. Dostatni. AYES ALL. Motion carried. (Ins. No. 15-942)

Motion for Continuance of the hearing on property located at 851 Gostlin Street submitted by Attorney David Weigle. Corporation Counsel, Ms. Kristina Kantar, said the hearing is for a garage that is falling down on the property and requested this matter be set for October 29, 2015. Motion by Mr. Smith to continue this matter to October 29, 2015; seconded by Mr. Dostatni. AYES ALL. Motion carried. (Ins. No. 15-943)

Hearing on property located at 1010 Hoffman Street. Attorney Curtis Vosti appears for the property owner. Mr. Vosti said the initial complaint the City filed in 2013 was dismissed and filed again in May of 2015 as a result of an inaccurate permit history. Mr. Nick Farrell, Inspector, Code Enforcement, said the property was illegally converted to a four (4) unit without permits and Code Enforcement is requesting it be turned back to a two (2) unit. Mr. Kurt Koch, Building Commissioner, was sworn in prior to testifying that the building initially was a restaurant or bar on the bottom floor with a storage room in the back with the owners living on the second floor. Mr. Koch then said the first floor could be made into two (2) units but zoning would not allow for the second floor to be considered another unit. Mr. Koch then said there is no fire separation between the walls, there is forced air heat which does not heat the second floor both which do not meet code. Mr. Koch said in 1920 the property was listed as a two (2) story structure with the bottom floor

being commercial and the second floor being residential and then changed in 1953 to the bottom floor being residential then in 1969 being listed as a four (4) unit without there being any permits issued to convert to add additional units. Mr. Vosti objected to the testimony saying there is no reliability in what was being said. Mr. Vosti then said there was a permit issued in 2006 which was not mentioned by Mr. Koch who said his decision was based upon the permit history. Mr. Vosti said he received the permit history from his client, not the City. Mr. Krusa asked if Mr. Vosti's client would find it feasible to the decision the building be a three (3) unit. Ms. Rosa Thompson, property owner, then addressed the Board. Ms. Thompson said she has owned the property for forty four (44) years, bought as a four (4) unit, only rents to people with no felony convictions, keeps the property clean and spent \$30,000 to \$40,000 on repairs already. Ms. Kantar asked if Ms. Thompson had receipts for the repairs. Ms. Thompson said that she did not. Mr. Vosti said that he has written and received a response from Homeland Security. Mr. Vosti then presented a Fire Department report showing an inspection which showed the property being a three (3) unit. Mr. Koch said current code applies to the older building because there were no permits issued at the time the additional units were added. Mr. Vosti said there were permits issued, 1010 Hoffman Street has always been a four (4) unit, the permit list the Inspections Department is using is inaccurate, zoning was not implemented until 1982, Ms. Thompson is a dedicated landlord, he questions why the Notice of Violation was dismissed and refiled, he is requesting a motion to strike the permit log and that his client to be reimbursed for court costs and for the Board to stop harassing his client. Motion by Mr. Smith for the Board to issue Findings in this matter within thirty (30) days; seconded by Mr. Dostatni. AYES ALL. Motion carried. (Ins. No. 15-944)

Hearing on property located at 851 Gostlin Street. Ms. Kantar said this hearing has been continued. (Ins. No. 15-945)

Mr. Dostatni left the meeting at 10:48 a.m. Normal rules of procedure are suspended.

Rental registration hearing on property located at 1315 Michigan Street. Property owner appears and said she had been living at this address in 2014 and 2015. Ms. Kantar requested this matter be dismissed and instructed the property owner to complete an affidavit at the Inspections Department regarding her residency. Recommendation by Mr. Smith to dismiss this matter; Mr. Krusa concurred. (Ins. No. 15-946)

Rental registration hearing on property located at 6828 Parrish Avenue, 3340 175th Place and 1009 Cherry Street .Property owner, by property manager Mr. Warren Reeder, appeared. Mr. Reeder said Mr. Tom White owns three (3) properties. Mr. Reeder then said he thought Mr. White had completed affidavits regarding the properties being vacant but Mr. White had not yet completed them. Recommendation by Mr. Smith to waive the late fee on the properties but assess rental registration at \$5 for 2015 for property located at 6828 Parrish Avenue, \$80 for 2014 and \$5 for 2015 for 1009 Cherry Street and \$80 for 2013, \$80 for 2014 and \$5 2015 for 3340 175th Place; Mr. Krusa concurred. (Ins. No. 15-947)

Mr. Dostatni returned to the meeting at 10:52 a.m. Normal rules of procedure are reinstated.

Rental registration hearing on property located at 5631 Sohl Avenue. Property owner

appears and said he has owned the property since 2006 but did not rent it until the spring of 2015. Motion by Mr. Smith to waive the late fee and assess rental registration at \$5 per unit; seconded by Mr. Dostatni. AYES ALL. Motion carried. (Ins. No. 15-948)

Authorized Purchasers for the Information Technology Department. Motion by Mr. Smith; seconded by Mr. Dostatni. AYES ALL. Motion carried. (Ins. No. 15-949)

Correspondence received from 3rd District Councilman Anthony Higgs requesting property located at 916 Conkey Street be placed on the demolition list. Motion by Mr. Smith to refer this matter to the Building Department; seconded by Mr. Dostatni. AYES ALL. Motion carried. (Ins. No. 15-950)

Correspondence received from Korrellis Roofing, Inc. requesting lane closure at the north lane of Highland Street and the east lane of Hohman Avenue beginning Monday, October 19, 2015 for work to begin at the First Presbyterian Church and continuing for approximately two (2) weeks. Motion by Mr. Smith; seconded by Mr. Dostatni. AYES ALL. Motion carried. (Ins. No. 15-951)

Correspondence received requesting a stop sign be placed at the intersection of Dearborn Avenue and 143rd Street. Motion by Mr. Dostatni to refer this matter to Public Works; seconded by Mr. Smith. AYES ALL. Motion carried. (Ins. No. 15-952)

Correspondence received from Ms. Nicole Zabala requesting permission to hold a Candle Vigil for her sister who was killed by a drunk driver on Sheffield Avenue, Tuesday, November 24, 2015 from 4:00 p.m. to 6:00 p.m. with police presence. Motion by Mr. Dostatni to defer this matter; seconded by Mr. Smith. AYES ALL. Motion carried. (Ins. No. 15-953)

Under Matters from Other Board Members, Mr. Smith received a permit to hold a garage sale. Motion by Mr. Smith to approve; seconded by Mr. Dostatni. AYES ALL. Motion carried. (Ins. No. 15-954)

There being no further business to come before the Board, motion by Mr. Smith to adjourn; seconded by Mr. Dostatni. The regularly scheduled meeting adjourned at 11:07 a.m.

APPROVED: November 12, 2015

By: _____
Stanley Dostatni, President

ATTEST:

Lynn Laviolette, Secretary