

**BOARD OF PUBLIC WORKS AND SAFETY**  
**MINUTES OF OCTOBER 6, 2016**

The regularly scheduled meeting of the Board of Public Works and Safety convened at 9:00 a.m. on Thursday, October 6, 2016, in the Council Chambers of Hammond City Hall. A roll call was taken: Mr. Dostatni - present; Ms. Garay – absent; Mr. Margraf- present.

Due to the absence of Ms. Garay, normal rules of procedure are suspended.

Recommendation by Mr. Margraf to defer approval of the minutes of the meeting of October 6; Mr. Dostatni concurred.

Request for bid dates of October 20, 2016 and October 27, 2016 with a bid opening date of November 10, 2016 for 4th District Beech Avenue Lighting from 176th Place to 174th Street. Recommendation by Mr. Margraf; Mr. Dostatni concurred. (Res. No. 2838)

Request for bid dates of October 13, 2016 and October 20, 2016 with a bid opening date of November 3, 2016 for the demolition of 1222 – 24 175th Street, 1234 175th Street and 7520 – 22 Linden Avenue. Recommendation by Mr. Margraf; Mr. Dostatni concurred. (Res. No. 4040)

Professional Services Agreement with United Consulting for the traffic signal at Kennedy Avenue and 174th Street. Mr. Dostatni said the cost is not to exceed \$28,000. Recommendation by Mr. Margraf; Mr. Dostatni concurred. (Ins. No. 16-740)

Correspondence received from Primera Engineering requesting 177th Street from Columbia Avenue to Linden Avenue be closed beginning October 5, 2016 for bridge painting. Recommendation by Mr. Margraf; Mr. Dostatni concurred. (Ins. No. 16-741)

Correspondence received from Service Master requesting permission to place a dumpster on the street in front of 7421 Oakdale Avenue for four (4) days due to a house fire. Recommendation by Mr. Margraf; Mr. Dostatni concurred. (Ins. No. 16-742)

Correspondence received from Ms. Sharunda Kuykendall requesting additional street lighting at 172nd Street and Wicker Avenue. Recommendation by Mr. Margraf to refer this matter to Street Lighting; Mr. Dostatni concurred. (Ins. No. 16-743)

Correspondence received from the Engineering Department advising Councilman Kalwinski, Councilman Torres, Councilman Woerpel and Councilman Emerson have each allocated \$10,000 for the resurfacing of Casino Center Drive. Recommendation by Mr. Margraf; Mr. Dostatni concurred. (Ins. No. 16-744)

Correspondence received from Chief of Police John Doughty requesting approval of the reinstatement of Officer Jason Quick, General Order #16-03 and Disposal Authorizations. Recommendation by Mr. Margraf; Mr. Dostatni concurred. (Ins. No. 16-745)

Attorney Kevin Smith appears for the City and advised all parties have been properly notified of the demolition hearings.

Demolition hearings on property located at 842 114th Street (garage). Property owner fails to appear. Mr. Smith showed photos of the garage with a caved in roof, rotting wood and overgrown yard. Mr. Smith requested the Board enter the Order to Demolish the garage. Recommendation by Mr. Margraf; Mr. Dostatni concurred.

Demolition hearing on property located at 523 141<sup>st</sup> Street. Property owner fails to appear. Mr. Smith showed photos of the property with overgrown weeds, rotting wood on the soffit/fascia, fence and roof failing. Mr. Smith then requested the Board enter the Order to Demolish. Recommendation by Mr. Margraf; Mr. Dostatni concurred.

Demolition hearing on property located at 1941 169<sup>th</sup> Street. Property owner fails to appear. Mr. Smith said the property is a boarded up nonfunctioning car wash which was once part of a gas station which is overgrown and full of debris. Mr. Smith requested the Board enter the Order to Demolish. Recommendation by Mr. Margraf; Mr. Dostatni concurred.

Demolition hearing on property located at 3321 175<sup>th</sup> Street. Attorney Brian Redmond appears for the lien holder and said there is currently a pending foreclosure action. Property owner, Mr. Eljio Rodriguez, fails to appear. Mr. Smith said the property has had no water service since 2011 and the City has been cutting the grass at the single family home with collapsed fence, boarded up windows and missing siding since 2013. Mr. Smith requested the Board enter the Order to Demolish but stay to November 17, 2016. Recommendation by Mr. Margraf; Mr. Dostatni concurred.

Demolition hearing on property located at 6518 Alexander Avenue. Property owner fails to appear. Mr. Smith said the property has had no water service since 2014, receives an illegal homestead, overgrown yard, house has missing siding and gutters and the garage has a rotten roof with a partially open door with a hole in the siding. Mr. Smith then requested the Board enter the Order to Demolish. Recommendation by Mr. Margraf; Mr. Dostatni concurred.

Demolition hearing on property located at 6642 Alexander Avenue (rear). Ms. Linda Sanchez appears, says she is living in the front building, purchasing it on land contract, and has no objection to the demolition of the rear building. Mr. Smith said the two (2) story building in the rear is a garage with an apartment above with meters pulled, there is a hole in the floor covered by boards, the apartment has a hole in the roof which has caused severe water damage to the interior, stairs are failing and doors are boarded up. Mr. Smith then requested the Board enter the Order to Demolish the rear structure only. Recommendation by Mr. Margraf; Mr. Dostatni concurred.

Demolition hearing on property located at 7618 Alexander Avenue. Property owner fails to appear. Mr. Smith said a squatter had been living at the property with no water, which was cut off in 2014, there is an illegal homestead exemption, eaves are laying in the yard and the roof is exposed to the elements. Mr. Smith requested the Board enter the Order to Demolish. Recommendation by Mr. Margraf; Mr. Dostatni concurred.

Demolition hearing on property located at 7051 Arizona Avenue. Property owner fails to appear. Mr. Smith said the City has been cutting the grass at the property since 2011, water and power have been off as long, the property is overgrown, front porch is collapsing, cellar door looks open and the lender, CitiMortgage, is charging off the loan. Mr. Smith the requested the Board enter the Order to Demolish. Recommendation by Mr. Margraf; Mr. Dostatni concurred.

Demolition hearing on property located at 939 Bauer Street (garage). Property owners, Mr. and Mrs. Wheeler, appear and said they have no objection to the garage being demolished. Mr. Smith then requested the Board enter the Order to Demolish the garage only. Recommendation by Mr. Margraf; Mr. Dostatni concurred.

Demolition hearing on property located at 2431 Birch Avenue (2 rear buildings). Property owner fails to appear. Mr. Smith said there is extensive fire damage to one (1) of the buildings, debris in the yard and collapsed steps. Mr. Smith requested the Board enter the Order to Demolish the two (2) rear buildings. Recommendation by Mr. Margraf; Mr. Dostatni concurred.

Demolition hearing on property located at 6129 – 31 Calumet Avenue. Mr. Tom Wisniewski, whose wife is a 1/3 owner of the property, appears. Mr. Smith said this is a large vacant building with broken windows directly across the street from the Hammond Central Fire Station. Mr. Smith instructed Mr. Wisniewski to have an inspection done and enter into a rehab agreement prior to the next hearing date. Recommendation by Mr. Margraf; Mr. Dostatni concurred.

Demolition hearing on property located at 6219 Calumet Avenue (6231 mailing address). Mr. Smith advised that he received correspondence from the property owner's, Tri-Electronics, attorney requesting this matter be continued in order to allow for an inspection. Mr. Smith requested this matter be continued to November 17, 2016. Recommendation by Mr. Margraf; Mr. Dostatni concurred.

Demolition hearing on property located at 1011 Cleveland Street. Property owners fail to appear. Mr. Smith said the water has been off since 2013, the lots are overgrown with rotting wood around the windows and roof. Mr. Smith then requested the Board enter the Order to Demolish. Recommendation by Mr. Margraf; Mr. Dostatni concurred.

Demolition hearing on property located at 2634 Cleveland Street (garage). Mr. Smith advised that the owner has self-demolished the garage and requested this property be removed

from the demolition list. Recommendation by Mr. Margraf; Mr. Dostatni concurred.

Demolition hearing on property located at 6342 Euclid Avenue. Property owner fails to appear. Mr. Smith said photos show an abandoned house with a door wide open and a collapsed roof. Mr. Smith then requested the Board enter the Order to Demolish. Recommendation by Mr. Margraf; Mr. Dostatni concurred.

Demolition hearing on property located at 917 Kane Street (garage). Ms. Butler appears for the property owner, Mr. J.T. Wilson. Mr. Smith said there is no roof and is a very unstable cinderblock structure. Ms. Butler said she would like to make repairs. Mr. Smith said the condition is too dangerous and requested the Board enter the Order to Demolish. Recommendation by Mr. Margraf; Mr. Dostatni concurred.

Demolition hearing on property located at 7761 New Hampshire Avenue. Attorney Robert Sorge represents the property owner. Mr. Smith said there is no gas, water or power, siding hanging off, parts of the roof are rotted, there is an enormous pile of beer cans in the yard and there is debris in every room of the house. Mr. Sorge dropped off several photos of the property and said that the owners have paid or will pay for an inspection. Mr. Smith requested this matter be continued to November 17, 2016. Recommendation by Mr. Margraf; Mr. Dostatni concurred.

Demolition hearing on property located at 3905 Oakcrest Lane. Property owner, Mr. Jeff Rigot, appears, said the property is in foreclosure, he does not live there and wants to get a car out of the garage. Mr. Smith said there is no water or power, the house is full of cats and there is an abandoned pool in the overgrown backyard. Mr. Smith requested the Board enter the Order to Demolish. Recommendation by Mr. Margraf; Mr. Dostatni concurred.

Demolition hearing on property located at 954 Sibley Street. Property owner appear by Ms. Debra Lucas and Mr. Jeff Osmulski who indicated the property owners are their parents who are both deceased with no estate or will conveying ownership to them Mr. Smith said the property is a two (2) story brick apartment building with a collapsing back stairway, bricks are beginning to fail and there is no water usage at the property. Mr. Smith requested the Board enter the Order to Demolish. Recommendation by Mr. Margraf; Mr. Dostatni concurred.

Demolition hearing on property located at 958 Sibley Street. Property owner appears by Ms. Debra Lucas and Mr. Jeff Osmulski who said the property owners, their parents, are deceased with no estate or will conveying the property to them. Mr. Smith said this is a single story frame house with no water, rotting wood, unsafe porch and a boarded up garage. Mr. Smith requested the Board enter the Order to Demolish based on condition of the property. Recommendation by Mr. Margraf; Mr. Dostatni concurred.

Demolition hearing on property located at 962 Sibley Street (house and garage). Property owners appear by Ms. Debra Lucas and Mr. Jeff Osmulski who said their parents owned the

property but are now deceased with no estate or will conveying the property to them. Ms. Smith said the rear building/garage has holes in the roof and debris, due to how overgrown the yard is it is difficult to determine how many structures are on the property and the house has a rotting roof. Mr. Smith then requested the Board enter the Order to Demolish based upon condition. Recommendation by Mr. Margraf; Mr. Dostatni concurred.

All demolitions at (Ins. No. 16-746)

Rental registration hearing on property located at 825 Bauer Street. Property owner appears and said the property was just rented in June of this year. Recommendation by Mr. Margraf to waive the late fee and assess rental registration at \$5 per unit for 2016; Mr. Dostatni concurred. (Ins. No. 16-747)

Rental registration hearing on property located at 1006 Myrtle. Property owner appears with Attorney Robert Sorge who said his client is a first time landlord and the property is now vacant. Recommendation by Mr. Margraf to waive the late fee and assess rental registration at \$5 per unit for 2016; Mr. Dostatni concurred. (Ins. No. 16-748)

Rental registration hearing on property located at 240 Highland Street. Property owner appears, said he rehabbed the property before trying sell the property but was unsuccessful, did not know he had to fill out an Affidavit of Vacancy and since June of this year it is under a new lease. Recommendation by Mr. Margraf to waive the late fee and assess rental registration at \$5 per unit for 2016; Mr. Dostatni concurred. (Ins. No. 16-749)

Rental registration hearing on property located at 904 Field Street. Property owner appears, said that she had to evict the former tenants but the property has been occupied by new tenants since July of 2016. Recommendation by Mr. Margraf to waive the late fee and assess rental registration at \$5 per unit; Mr. Dostatni concurred. (Ins. No. 16-750)

Order to Rescind Order to Demolish property located at 970 Murray Street. Corporation Counsel, Ms. Kristina Kantar, said the property has been repaired to code. Recommendation by Mr. Margraf; Mr. Dostatni concurred. (Ins. No. 16-751)

Agreement to Rehabilitate Property Located at 6432 New Hampshire Avenue. Recommendation by Mr. Margraf; Mr. Dostatni concurred. (Ins. No. 16-752)

Correspondence received requesting a rental registration hearing. Recommendation by Mr. Margraf to set these matters for November 10, 2016; Mr. Dostatni concurred. (Ins. No. 16-753)

Specific Finding of Fact and Decision on property located at 2104 Davis Avenue. Recommendation by Mr. Margraf; Mr. Dostatni concurred. (Ins. No. 16-754)

Correspondence received from Mr. Gary Gleason, Director, Public Works, advising of a ninety (90) day trial for a change in speed limit on New York Avenue from 129th Street to Indianapolis Boulevard to 25 mph. Recommendation by Mr. Margraf; Mr. Dostatni concurred. (Ins. No. 16-755)

Correspondence received from Mr. Brian Miller, Director of Public Safety, Purdue University Northwest, requesting a pedestrian cross walk in the 6900 block of Schneider Avenue, south of the Purdue Northwest building on the east side of the street. Recommendation by Mr. Margraf to refer this matter to Public Works; Mr. Dostatni concurred. (Ins. No. 16-756)

Garage Sale Permits submitted for approval. Recommendation by Mr. Margraf; Mr. Dostatni concurred. (Ins. No. 16-757)

Under Matters from Board Members, Mr. Dostatni received correspondence from Mr. Kelly Kearney, Chief of Inspections, advising Gary Material Supply requested their lowest bid be removed due to time restrictions and as a result Mr. Kearney requested the demolition of 7815 Chestnut Avenue be awarded to Actin Contracting, LLC, next low, responsible, reliable bidder. Recommendation by Mr. Margraf; Mr. Dostatni concurred. (Ins. No. 16-758)

Under Meeting Opened to the Public, Attorney Curtis Vosti then addressed the Board on 2421 169<sup>th</sup> Street. Mr. Vosti said he received an Agreement to Rehabilitate. Mr. Vosti said the agreement states that the interior cannot be completed until it is rented. Mr. Vosti said he has sent correspondence in July and September to the Inspections Department/Building Department but has not gotten a response in regard to the timing of the interior repair. Mr. Vosti said his client is trying to work with the City. Ms. Kantar said this matter is set for status on October 27, 2016 and that Mr. Vosti should speak with Mr. Kearney before that date.

Corporation Counsel, Ms. Kristina Kantar, noted that Attorney John Reed had appeared for a status on Motel 6 but has since left as the matter was not on the agenda. Ms. Kantar said Mr. Reed will be having a report put together for the Board at the next hearing.

There being no further business to come before the Board, recommendation by Mr. Margraf to adjourn: Mr. Dostatni concurred. The regularly scheduled meeting adjourned at 10:01 a.m.

APPROVED:

BY: \_\_\_\_\_  
Stanley J. Dostatni, President

ATTEST:

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Lynn Laviolette, Secretary