

BOARD OF PUBLIC WORKS AND SAFETY
MINUTES OF OCTOBER 31, 2019

The regularly scheduled meeting of the Board of Public Works and Safety convened at 9:00 a.m. on Thursday, October 31, 2019, in the Council Chambers of Hammond City Hall. A roll call was taken: Ms. Garay - absent; Mr. Margraf – present; Mr. Long – 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 17, 2019; Mr. Long concurred. .

Agreement with VS Engineering, Inc. for supervision services in the Hammond 2nd District Decorative Street Lighting and Walks Project – 2019 in an amount not to exceed \$51,100.00. Recommendation by Mr. Long; Mr. Margraf concurred. (Ins. No. 19-768)

Correspondence received from 3rd District Councilman Anthony Higgs requesting \$8,685.50 of gaming funds be allocated for the 2019 Street Overlay Program. Recommendation by Mr. Long; Mr. Margraf concurred. (Ins. No. 19-769)

Correspondence received from 5th District Councilman Dave Woerpel requesting \$75,000.00 of gaming funds be allocated for park improvement in the 5th District. Recommendation by Mr. Long; Mr. Margraf concurred. (Ins. No. 19-770)

Correspondence received from Chief of Police John Doughty submitting the notice of Probationary Officer Taylor Hensley’s termination of employment, effective October 28, 2019, the promotion of Officers Brett Bach, David Deboer, David Hornyak, Juan Ortiz and Brian Webber to the rank of 1st Class Patrolman and Disposal Authorizations. Recommendation by Mr. Long; Mr. Margraf concurred. (Ins. No. 19-771)

Corporation Counsel, Mr. Kevin Smith, for the City, said all parties have been notified for the following demolition hearings.

Demolition hearing on property located at 2647 162nd Place (garage only). Property owner fails to appear. Mr. Kevin Smith, Corporation Counsel, appears for the City of Hammond. Mr. Smith said the owner is listed as Koutropulos and that photos show a garage with an open window, boarded up windows as well as walls that are in disrepair. Mr. Kelly Kearney, Chief of Inspections, said he has talked with the owner of the property. Mr. Smith requested the Board continue this matter to December 5, 2019. Recommendation by Mr. Long; Mr. Margraf concurred.

Demolition hearing on property located at 2632 163rd Place (front and garage). Property owner, fails to appear but the tax sale purchaser, Lake County Liens, is represented by Attorney

Jamie Driscoll who said his client would have a deed in December of 2019. Mr. Smith said photos show a boarded up door with overgrown front yard, boarded up garage with plywood and a falling fence. Mr. Smith requested the Board affirm the Order to Demolish. Recommendation by Mr. Long; Mr. Margraf concurred.

Demolition hearing on property located at 7208 Alexander Avenue. Property owner, Gagliardi, fails to appear. Mr. Smith said photos show an open back door, insulation falling from the soffit, open windows in the basement and a boarded up garage outside and the interior is full of garbage. Mr. Smith requested the Board affirm the Order to Demolish. Recommendation by Mr. Long; Mr. Margraf concurred.

Demolition hearing on property located at 4940 Ash Avenue. Property owner, Wells Fargo Bank, fails to appear. Mr. Smith said the porch is very unstable, structure is boarded up, back door is boarded up, fence is failing and there is overgrown material around the garage. Mr. Smith requested the Board affirm the Order to Demolish. Recommendation by Mr. Long; Mr. Margraf concurred.

Demolition hearing on property located at 4407 – 09 Baltimore Avenue (front). Property owner fails to appear. Mr. Smith advised that the water has been off for three (3) years, multiple citations have been issued with no response, asphalt siding is coming off the building and there are files of debris in the back yard. Mr. Smith requested the Board affirm the Order to Demolish. Recommendation by Mr. Long; Mr. Margraf concurred.

Demolition hearing on property 1003 Bauer Street (garage). Mr. Smith said the owners are Mr. & Mrs. Jelks who have been in contact with Mr. Kearney and are in the process of getting estimates to have the garage repaired. Mr. Smith requested the Board to affirm the Order to Demolish and also to continue this matter to December 5, 2019. Recommendation by Mr. Long; Mr. Margraf concurred.

Demolition hearing on property located at 5461 Calumet Avenue. Property owner, New Community Baptist Church, fails to appear. Mr. Smith said there church has moved out of the building as a main structural beam is not repairable. Mr. Smith said the church's insurance company may pay for the demolition. Mr. Smith then requested the Board affirm the Order to Demolish. Recommendation by Mr. Long; Mr. Margraf concurred.

Demolition hearing on property located at 5533 Calumet Avenue. Property owner, DMV, LLC, fails to appear. Mr. Smith said there has been no water service since February of 2012 at this two (2) story building with debris all around. Mr. Smith said there may be apartments in the building. Mr. Smith requested the Board affirm the Order to Demolish. Recommendation by Mr. Long; Mr. Margraf concurred.

Demolition hearing on property located at 3837 Cameron Avenue (garage). Property owners, Mr. and Mrs. Sagan, fail to appear. Mr. Smith said the garage is in general disrepair, property has

been cited with no appearance in court, the garage roof is in disrepair with holes and boarded up windows, no paint on the exterior and formal complaints by neighbors have been registered with the City. Mr. Smith requested the Board affirm the Order to Demolish. Recommendation by Mr. Long; Mr. Margraf concurred.

Demolition hearing on property located at 1006 Chicago Street. Property owner fails to appear. Mr. Smith said the property had previous inspections which listed rotten support beams, electrical issues and interior work done without a permit. Mr. Smith then said water has been off since 2016, graffiti has been painted over, the staircase and siding are falling off and there is an abandoned car in the yard. Mr. Smith then requested the Board affirm the Order to Demolish. Recommendation by Mr. Long; Mr. Margraf concurred.

Demolition hearing on property located at 27 Elizabeth Street (front). Property owner fails to appear. Mr. Smith advised the property owner, Ms. Shakeila Hart, did contact him by telephone and she also owns 430 Highland Street. Mr. Smith then said the yard is not being maintained, an Agreement to Rehabilitate was signed but expired in 2016, insulation is failing off of the backside of the house but the structure appears to be being rehabilitated. Mr. Smith requested the Board affirm the Order to Demolish. Recommendation by Mr. Long; Mr. Margraf concurred.

Demolition hearing on property located at 4736 Elm Avenue. Property owner, Mattie Buggs and Donna Hayden, fail to appear. Mr. Smith advised Mattie Buggs passed away in 2018. Mr. Smith then said the City has cut and cleaned the property for the past two (2) years, there is a hole in the roof, neighbors have complained about the property, there is a hole in the roof and an abandoned vehicle in the driveway. Mr. Smith then requested the Board affirm the Order to Demolish. Recommendation by Mr. Long; Mr. Margraf concurred.

Demolition hearing on property located at 1030 Highland Street (garage). Property owner fails to appear. Mr. Smith advised the garage has been self-demolished and requested it be removed from the demolition list. Recommendation by Mr. Long; Mr. Margraf concurred.

Demolition hearing on property located at 1123 Hoffman Street (rear). Property owner fails to appear. Mr. Smith said a fence is leaning garage which is overgrown with weeds and falling apart. Mr. Smith then requested the Board affirm the Order to Demolish. Recommendation by Mr. Long; Mr. Margraf concurred.

Demolition hearing on property located at 919 Kenwood Street (garage). Property owner fails to appear. Mr. Smith said there the roof is failing and there is an open citation in court for this also. Mr. Smith requested the Board affirm the Order to Demolish. Recommendation by Mr. Long; Mr. Margraf concurred.

Demolition hearing on property located at 4913 Linden Avenue. Property owner fails to appear. Mr. Smith said the property has been vacant for several years, water off since 2016,

NIPSCO is off, property is boarded up, unkempt yard with debris throughout. Mr. Smith then requested the Board affirm the Order to Demolish. Recommendation by Mr. Long; Mr. Margraf concurred.

Demolition hearing on property located at 919 Lyons Street (front and garage). Property owner, Mr. Avila, appears. Mr. Smith said the property has changed hands several times through tax sales, unkempt backyard and driveway, garage is in terrible shape. Mr. Smith requested the Board affirm the Order to Demolish. Recommendation by Mr. Long; Mr. Margraf concurred.

Demolition hearing on property located at 6312 Madison Avenue (front and rear). Property owner fails to appear. Mr. Smith said there may be three (3) units there, squatters are living in the property as the owner is believed to have passed away. Mr. Smith then said there have been no utilities since 2018, large amount of debris in the backyard and a car with Illinois plates in the driveway. Mr. Smith then requested the Board affirm the Order to Demolish. Recommendation by Mr. Long; Mr. Margraf concurred.

Demolition hearing on property located at 1004 May Street (garage). Property owner, Mr. Hawkins, appears and said he has an estimate to have the garage demolished. Mr. Smith said the garage is boarded up and has a failing roof with a hole in it. Mr. Smith then requested the Board affirm the Order to Demolish and to set this matter for status on December 5, 2019. Recommendation by Mr. Long; Mr. Margraf concurred.

Demolition hearing on property located at 7415 Montana Avenue. Property owner fails to appear. Mr. Smith said the property owner is currently in foreclosure of the property that has boarded up doors and windows and the backyard is full of debris. Mr. Smith said Attorney Jim Lauck from the bank that is foreclosing may want to enter into an agreement to rehabilitate. Mr. Smith requested the Board affirm the Order to Demolish. Recommendation by Mr. Long; Mr. Margraf concurred.

Demolition hearing on property located at 973 Reese Avenue (garage). Property owner fails to appear. Mr. Smith advised the garage has holes in the roof and has been boarded up. Mr. Smith then requested the Board affirm the Order to Demolish. Recommendation by Mr. Long; Mr. Margraf concurred.

Demolition hearing on property located at 1101 Roosevelt Street. Property owner appeared late. Mr. Smith advised the property appears to be damaged by fire and both the home and garage have been boarded up and damaged and squatters are living inside. Mr. Smith requested the Board affirm the Order to Demolish. Recommendation by Mr. Long; Mr. Margraf concurred.

Demolition hearing on property located at 650 Sibley Street (rear). Property owner fails to appear. Mr. Smith said the building has been vandalized inside and there have been multiple attempts of arson. Mr. Smith then said the property is boarded upon, with graffiti on the structure

and windows have been broken. Mr. Smith requested the Board affirm the Order to Demolish. Recommendation by Mr. Long; Mr. Margraf concurred.

Demolition hearing on property located at 3940 Torrence Avenue (front and garage). Property owner appears by a representative of Dakota Properties LLC. Mr. Smith said the property is vacant, not being maintained, NIPSCO is off, windows are open and broken and the garage is in bad condition. Dakota Properties LLC representative said he walked through the property will Inspector Bill Lewter, received a list of what needs to be repaired and waiting for an Agreement to Rehabilitate to sign. Mr. Smith requested the Board affirm the Order to Demolish, which will pend during the period given for rehabilitation and to continue this matter to December 5, 2019. Recommendation by Mr. Long; Mr. Margraf concurred.

Demolition hearing on property located at 19 Webb Street (front and garage). Property owner fails to appear. Mr. Smith said the property has no record of water service, front is boarded up with missing siding showing wood under the frame, garage is boarded up and there are open windows to the alley. Mr. Smith requested the Board affirm the Order to Demolish. Recommendation by Mr. Long; Mr. Margraf concurred.

All demolition hearings under (Ins. No. 19-772)

Notice of Violation hearing on property located at 1630 Myrtle Street. Property owner, Mr. Gregory Dulian, Ecco Exper LLC, appears. Mr. Nick Farrell and Mr. Chris Pajdzik, Inspectors, Inspections Department, appear for the City. Mr. Pajdzik said the property owner purchased the property in July of 2019 as a two (2) unit but it was built as a single family home. Mr. Farrell said there have been no permits for work being done currently which is why a Stop Work Order was placed on the structure. Mr. Dulian said that he bought the property as a two (2) unit and does not understand why it cannot remain that way. Mr. Farrell said the property is not zoned for two (2) unit buildings, lot size is 25 feet across which is not large enough to build a single family home. Recommendation by Mr. Long to affirm the Findings; Mr. Margraf concurred. (Ins. No. 19-773)

Rental registration hearing on property located at 4721 Hickory Avenue. Property owner appears. Mr. Jaime Prieto, Commissioner, Code Enforcement, said that this is a one (1) unit that the property owner bought in July of 2019 and there was been water usage since that time. Recommendation by Mr. Long to waive the late fee and assess rental registration at \$5 per unit for 2019; Mr. Margraf concurred. (Ins. No. 19-774)

Correspondence received requesting a rental registration hearing. Recommendation by Mr. Long to set this matter for November 21, 2019; Mr. Margraf concurred. (Ins. No. 19-775)

Agreement to Rehabilitate Property Located at 7337 Carolina Avenue. Recommendation by Mr. Long; Mr. Margraf concurred. (Ins. No. 19-776)

Agreement to Rehabilitate Property Located at 6231 Blaine Avenue. Recommendation by Mr. Long; Mr. Margraf concurred. (Ins. No. 19-777)

License Agreement Renewal with Hammond Pest Control, 664 State Street. Mr. Smith said this is an agreement for access for environmental testing. Recommendation by Mr. Long; Mr. Margraf concurred. (Ins. No. 19-778)

Correspondence received from Mr. David Kopanda, 172nd Street and Tapper Avenue, requesting signage be placed to aid in exiting his driveway. Recommendation by Mr. Long to refer this matter to Public Works; Mr. Margraf concurred. (Ins. No. 19-779)

Garage Sale Permit submitted for approval. Recommendation by Mr. Long; Mr. Margraf concurred. (Ins. No. 19-780)

Under Matters From Board Members, Mr. Margraf received a Right of Way Permit from Midwest Badger Concrete and Masonry requesting permission to perform work at 1715 Davis Avenue. Recommendation by Mr. Long; Mr. Margraf concurred. (Ins. No. 19-781)

Correspondence received from Councilman Pete Torres requesting \$625,786.92 of gaming funds be allocated for the 2nd District Lighting Improvement contract with Midwestern Electric, Inc. and \$51,100.00 be allocated for the supervision contract with VS Engineering. Recommendation by Mr. Long; Mr. Margraf concurred. (Ins. No. 19-782)

Mr. Margraf also received an Agreement from First Group Engineering, Inc. for construction supervision in the 4th District Lighting Project – 174th Street – Calumet Avenue to Columbia Avenue at a cost of \$27,416.77. Recommendation by Mr. Long; Mr. Margraf concurred. (Ins. No. 19-783)

Under Matters from Other Department Heads/Their Representatives, Mr. Smith said Ms. Monica Scott, property owner of 1101 Roosevelt Street, had appeared late for the demolition hearing. Ms. Scott said she currently lives at 433 143rd Street in East Chicago. Ms. Scott has been in the hospital recently and she does not want the structure to be demolished. Mr. Prieto said he has talked with Ms. Scott and conveyed to her that the house is in poor condition, there is a board up fee due as well as paying for a demolition inspection. Mr. Long asked Ms. Scott if she was clear on what needed to be completed to which she responded she understood.

Under Old Business, hearing on dangerous dogs. Mr. Theodore and Alejandro Waggner, dog owners, appear. Hammond Animal Control fails to appear. Mr. Smith asked if the Waggner's have been able to obtain insurance for the dogs and have they put up a fence yet. Mr. Waggner said the cost of insurance for "dangerous" dogs is difficult, as well as very expensive, to obtain. Mr. Margraf asked if this was the first time one (1) of the three (3) dogs had bitten anyone. Mr. Waggner said it was the first time a dog bite has occurred and they have talked with their landlord regarding the fence. Ms. Kristen Hill, Assistant City Attorney, said Animal Control may not agree that it was

the one (1) bite only. Mr. Smith requested this matter be continued to November 14, 2019 to allow the Waggner's time to get the insurance and fence issues resolved. Recommendation by Mr. Long to continue this matter to November 14, 2019; Mr. Margraf concurred. (Ins. No. 19-784)

There being no further business to come before the Board, recommendation by Mr. Margraf to adjourn; Mr. Long concurred. The regularly scheduled meeting adjourned at 10:02 a.m.

APPROVED:

BY: _____
Kevin L. Margraf, Vice President

ATTEST:

Lynn Laviolette, Secretary