

BOARD OF PUBLIC WORKS AND SAFETY MINUTES OF NOVEMBER 4, 2021

The regularly scheduled meeting of the Board of Public Works and Safety convened at 9:07 a.m. on Thursday, November 4, 2021, in the Council Chambers of Hammond City Hall. A roll call was taken: Mr. Margraf – present; Mr. Long – absent; Mr. Perez – present.

Due to the absence of Mr. Long, normal rules of procedure are suspended.

Recommendation by Mr. Margraf to defer the Minutes of the meeting of October 28, 2021; Mr. Perez concurred.

Under Correspondence, correspondence received from Amy Smith, Insurance Administrator, requesting the approval for the three-year Contract with United Health Care for Cobra services. Recommendation by Mr. Margraf to approve; Mr. Perez concurred. (Ins. No. 21-732)

Correspondence received from Jeffery Smith, Fire Chief, recommending the following promotions and reassignments: Engineer Philip Craig Collard to be promoted to the rank of Captain; Assistant Engineer Daniel Smitka to be promoted to the rank of Engineer; Assistant Engineer Edward Klingberg to be promoted to the rank of Engineer; EMT-1P Nathan Biedron to be reassigned to the rank of Private-P; EMT-2 Thomas Smith II to be reassigned to the rank of Private; Private-P Steven Tepper to be promoted to the rank of EMT-2P; EMT-2 Sylvester Davis to be promoted to the rank of EMT-1; Private Joshua Valencia to be promoted to the rank of EMT-2 and Private-P Jeremy Olson to be promoted to the rank of EMT-2P. Recommendation by Mr. Margraf to approve; Mr. Perez concurred. (Ins. No. 21-733)

Correspondence received from William Short, Chief of Police, submitting the Petition for Retirement from Detective Sergeant Jeffrey Ritter effective at the close of business January 10, 2022. Recommendation by Mr. Margraf to approve; Mr. Perez concurred. (Ins. No. 21-734)

Correspondence received from 5th District Councilman Dave Woerpel requesting \$61,000 of gaming funds be allocated to the funding to repair ramp at Jean Shepherd Center. Recommendation by Mr. Margraf to approve; Mr. Perez concurred. (Ins. No. 21-735)

Correspondence received from 5th District Councilman Dave Woerpel requesting \$75,000 of gaming funds be allocated to the funding for annual pond maintenance/restock for Dowling Park. Recommendation by Mr. Margraf to approve; Mr. Perez concurred. (Ins. No. 21-736)

Correspondence received from 6th District Councilman Scott Rakos requesting \$30,000 of gaming funds be allocated for the overlay repair of the south alley of 165th between Colorado to Delaware and the overlay of 171st between Parrish and Idaho. Recommendation by Mr.

Margraf to approve; Mr. Perez concurred. (Ins. No. 21-737)

Correspondence received from City Engineer, Dean Button stating he has given approval for Milestone to restrict traffic on the south side of Chicago Avenue and close Towle, Cameron, Johnson and Henry Avenue to through traffic for the Chicago Street Phase 2. Mr. Button gave his approval to begin. Recommendation by Mr. Margraf to approve Mr. Button's approval; Mr. Perez concurred. (Ins. No. 21-738)

Correspondence received from Hammond Police Department requesting no parking signs be placed on Detroit Street from Hohman Avenue to the addresses of 54-48 Detroit and 51-40 Detroit in order for NIPSCO to install a large utility pole behind 6044-48 Hohman Avenue starting November 8, 2021 through November 10, 2021. Mr. Button states NIPSCO is doing more circuit work in Hammond. Recommendation by Mr. Margraf to approve; Mr. Perez concurred. (Ins. No. 21-739)

Correspondence received from Gary Gleason, Director of Public Works advising of a 90-day trial period for a handicap parking sign to be placed in front of the Hammond Optimist Club. This is set for a status on February 3, 2022. Recommendation by Mr. Margraf to approve; Mr. Perez concurred. (Ins. No. 21-740)

Correspondence requesting rental registration hearing. Recommendation by Mr. Margraf to set for December 2, 2021; Mr. Perez concurred. (Ins. No. 21-741)

Under Matters from Board Members, Mr. Margraf presents a Pharmacy Agreement between Genoa Healthcare, LLC and Hammond Police Department for medical services for detainees. Recommendation by Mr. Margraf to approve; Mr. Perez concurred. (Ins. No. 21-742)

Under New Business, Order to Rescind and Release Order to Demolish for property located at 4763 Calumet Avenue. Mr. Smith states owner paid lien. Recommendation by Mr. Margraf to approve; Mr. Perez concurred. (Ins. No. 21-743)

Right of Way Permits (4) submitted for approval from Engineering Department. Recommendation by Mr. Margraf to approve; Mr. Perez concurred. (Ins. No. 21-744)

Garage Sale Permits submitted for approval. Recommendation by Mr. Margraf to approve; Mr. Perez concurred. (Ins. No. 21-748)

Demolition hearings on properties located at 1219 – 150th. Property owner does not appear. Mr. Smith states property owner was informed that this would be requested to a regular demolition today but without him being on Zoom or confirmation of notice, would request status in 3 weeks. Recommendation by Mr. Margraf to set for status for December 2, 2021; Mr. Perez concurred.

7508 Birch Avenue (Front & Garage): Owner listed as Opal Ball, tax sale purchaser Lake County Liens, LLC. Photos show a slab boarded up home in disrepair and water has been turned off since 2013. Mr. Smith states service was made, property owner did not appear. Recommendation by Mr. Margraf to approve; Mr. Perez concurred. (Ins. No. 21-749)

4721 Calumet Avenue: House that was purchased by Speedway, LLC and is boarded up and has significant damage on the roof, no gutters. Water has been off since 2014. Mr. Smith states he spoke with their attorney Mr. Jorgenson and they want to self-emo, wants to enter order and hold order for a couple weeks. Speedway manager appears, needs asbestos report, working on retiring utilities. Mr. Smith states process will continue, will hold off recording order until status. Recommendation by Mr. Margraf to affirm order set for status on December 2, 2021; Mr. Perez concurred. (Ins. No. 21-749)

712 Cherry Street: Owner listed as Michael Mihalareas. Property is listed as vacate for 2 years. It appears some work was attempted to be done and construction debris is present in the photos. Property owner does not appear. Mr. Smith states they have service and no contact has been made. Recommendation by Mr. Margraf to affirm order; Mr. Perez concurred. (Ins. No. 21-749)

531 Florence Street: Owner listed as Robert Barragan and Evelyn Meredith. Water has been off since 2018. NIPSCO appears to be terminated, property was boarded up and taxes are overdue. The property appears to look abandoned. Is marked uninhabitable. Property owner does not appear. Service has been made. Recommendation by Mr. Margraf to affirm order; Mr. Perez concurred. (Ins. No. 21-749)

7217 Harrison (Front & Garage): Owner listed as Alicia Marquez. This is a property that had a prior demolish order on in 2017. Property appears abandoned and in significant disrepair. Contacted by Mike Kvachkoff who represents Leslie Putnam the tax sale purchaser and informed him that we would be proceeding to enter the demolish order, but to keep in touch with us throughout the process. Services was made. Recommendation by Mr. Margraf to affirm order and set for status on January 13, 2021; Mr. Perez concurred. (Ins. No. 21-749)

5125-27 Hohman Avenue: This property is abandoned Church on the corner of State Street and Hohman next to the Jupiter building that had a fire. Owner has vacated the property, fire next store. Owned by Jose Ruiz and Greater Works Outreach Prayer of Deliverance Ministry. Mr. Redman appears on behalf of bank. Developers wishing to develop on site. Mr. Redman states owner passed away, estate trying to sell property. He has no objection to affirm order. Recommendation by Mr. Margraf to affirm order; Mr. Perez concurred. (Ins. No. 21-749)

5213 Hohman Avenue: Owner listed Jose Lechuga. Tax Sale purchaser Indiana Tax Auction, LLC. Prior demolition order in 2018. Property has significant water damage, standing water in basement and roof leaks, gas and electric have been shut off. Mr. Smith states he does not have tax deed. Mr. Glen Miller, Liberty Property Management, buyer waiting for tax deed,

cannot legally enter, wants to enter rehab agreement. Mr. Smith suggests when they get the deed, schedule an inspection. Recommendation by Mr. Margraf to affirm order and set for status on January 13, 2022; Mr. Perez concurred. (Ins. No. 21-749)

Mr. Putnam, tax sale purchaser for 5127-27 Hohman Avenue, present, set for status on January 13, 2022 and to remove homestead.

828 Indiana Street: Owner Enrique Vargas Favela present Photos show disrepair around the chimney and appears vacant, siding and shingles are broken and missing. Needs a paint job. Mr. Smith suggests owner would like to enter into rehab agreement, pay inspection fee and move forward and enter order. Recommendation by Mr. Margraf to affirm order; Mr. Perez concurred. (Ins. No. 21-749)

1158 Indiana Street: Owner listed as Gabriela and Remidior Unzueta. Water has been shut off since 2016 for nonpayment. Porch is falling apart, and property appears to be vacant, and the yard is not being taken care of. Mr. Smith presents updated photos, request order to be affirmed. Recommendation by Mr. Margraf to affirm order; Mr. Perez concurred. (Ins. No. 21-749)

1307 Indiana Street: Owner listed George Otto Frank, Jr. The city has cut and cleaned this property since 2017. Board up in 2018, water off since 2016. Property is boarded up with significant disrepair, back porch in dangerous conditions. Mr. Smith presents updated photos, good service and request order to be entered. Recommendation by Mr. Margraf to affirm order; Mr. Perez concurred. (Ins. No. 21-749)

1630-34 Roberts Avenue: Owner listed as James Paruzynski, who is present. Photos show an open window on the second floor, broken windows on the first floor, no gutters and roof in considerable disrepair. Mr. Roberts, owner lives at 1634 Roberts. Request is for 1630 Roberts to be affirmed. Mr. Paruzynski states he tried to get a loan but it failed and because of cost to repair, has decided to demo. Actin Demolition and another company are to give a quote, requesting utility service to be terminated. Demo companies are busy and doesn't know how long it will take to demo. Mr. Smith suggest to enter order and owner can self-demo but continue process. Mr. Paruzynski has no objections. Recommendation by Mr. Margraf to affirm order; Mr. Perez concurred. (Ins. No. 21-749)

5235 Stateline Avenue: Owner listed as Martin Flores. Photos show vacant multi-use building second floor appears plaster in disrepair, awning has collapsed in the front and the brick façade is falling onto the sidewalk. Former Judy's Music studio. Mr. Smith presents updated photos. Mr. Flores appears and states he is looking to rehab and repair property. Mr. Smith requests to enter order and to pay inspection fee and enter into rehab agreement. If no work completed, they will continue process. Mr. Flores has no objection. Recommendation by Mr. Margraf to affirm order; Mr. Perez concurred. (Ins. No. 21-749)

4436 & 4438 & 4440 Torrence Avenue: Mr. Richard Medina and Mr. Christopher Medina both appear via Zoom. Mr. Smith states 3 houses in row. 4436 have windows boarded up, back house appears to have no gutters and some siding off. 4438 appears to be boarded up, no trespassing signs and appears to be in disrepair, 4440 looks like repairs have been made. City's position to affirm the Order, however Mr. Medina would like to continue to work on properties to rehab. Photos presented to Board and requests a status on January 13, 2022. Mr. Medina states he was caught of guard and quite surprised with this information, he purchased properties in 2019, invested well over \$100,000, multiple inspections have occurred that is why he is concerned about this property. He states he has evidence, has final inspection, multiple inspections, stickers, contracts for work, some delays because of Covid. Would like to share evidence on screen. Final inspection notice on February 19, 2021 for 4436 Torrence Ave., completed a rental request form and approved on March 4, 2020. Other properties have had inspections, contract from Gonzales Electric & Heating, inspection on 7/24/20 for 4440, another inspection occurred. His position is that he was tried to work with the City all along would ask this be removed from demo list and allow him to proceed forward and finally, would like to include he currently has a contract with All Square Roofing to get repairs on 4440, siding replaced, roof on 4436 but was not allowed to get permit. Requesting to be allowed to move forward since they have invested so much money in the City and pull permits to complete work, has materials in front of house and fears it will disappear if they wait too long. Mr. Smith has spoke with Mr. Kearney and Inspector, and suggest we hold off on any demo order to allow Mr. Medina, Mr. Kearney and Mr. Vale to have a conversation as to why there was a mix up as to permits versus demolition requests. Mr. Smith requests the order not be entered today and set for status in mid-December to allow time. Mr. Medina should be able to appear via Zoom on December 16, 2021. Recommendation by Mr. Margraf to suspend Order and set for status on December 16, 2021; Mr. Perez concurred.

4240 Wabash Avenue (Rear): Mr. Dave Johnson, appears from bank. Owner listed as Christine Rzonca. Pending foreclosure. Photos show a boarded up single-family home, gas, electric, water have been disconnected. Owner passed away in 2019. The house continues to be broken into causing a public nuisance and safety concern for neighborhood. Two story structures with open windows and doors boarded up. Mr. Smith presents photos. Mr. Johnson states there is a pending foreclosure and may try to sell on a sheriff's sale. Mr. Smith requests affirm the Order, if sold then the new owner will notify if they want to rehab. Recommendation by Mr. Margraf to affirm Order; Mr. Perez concurred. (Ins. No. 21-749)

Under Old Business, demo status on 2021 Lake Avenue. Mr. Smith states the Board approve rehab agreement on March 4, 2021 and has expired and bid out. Board acknowledges will be bid out.

Demo status on 1251 Stanton Avenue. Mr. Smith states Mr. Rhodes has completed the rehabilitation and will provide an Order to Rescind.

Demo status on 1509 Myrtle. Mr. Smith states rehab agreement was entered on March

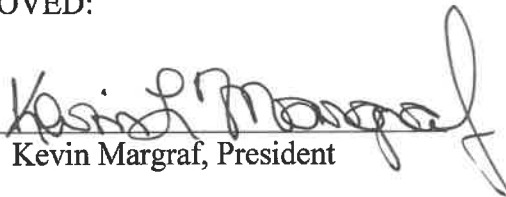
10, 2021 and expired, no permits or inspections have been completed and requests status for December 16, 2021. Recommendation by Mr. Margraf to set for status on December 16, 2021; Mr. Perez concurred.

Under Meeting Open to the Public, Mr. Smith acknowledged and congratulate President of the Board, Deputy Chief Margraf on 33 ½ years of serving this City and Fireman, wishing him well on his retirement from the Fire Department.

There being no further business to come before the Board, recommendation by Mr. Margraf to adjourn; Mr. Perez concurred. The regularly scheduled meeting adjourned at 10:00 a.m.

APPROVED:

BY:


Kevin Margraf, President

ATTEST:


Linda Norville-Moles, Board Secretary