

BOARD OF PUBLIC WORKS AND SAFETY MINUTES OF JANUARY 13, 2022

The regularly scheduled meeting of the Board of Public Works and Safety convened at 9:05 a.m. on Thursday, January 13, 2022, in the Council Chambers of Hammond City Hall. A roll call was taken: Mr. Margraf – present; Mr. Long – present; Mr. Perez – present.

Motion by Mr. Long to approve the Minutes of the meeting of January 6, 2022; seconded by Mr. Perez. AYES ALL. Motion carried.

Bid Opening, Demolition of properties located at 7508 Birch Avenue; 5903-07 Calumet Avenue (multi-unit structure); 712 Cherry Street (front only); 531 Florence Street (front and shed); 5125-27 Hohman Avenue (commercial structure); 828 Indiana Street; 1158 Indiana Street; 1307 Indiana Street; 2314 Indianapolis Blvd.; 2021 Lake Avenue; 1630-34 Roberts Avenue; 120 Sibley Street (commercial structure); 5235 State Line Avenue; 4240 Wabash Avenue (rear structure only); 1219 150th St. (front and garage—to be bid separately).

Actin Contracting, LLC	\$258,069.00
JM Industrial Services, Inc.	\$290,715.00
Certified Solutions, Inc.	\$665,235.00
C.N.B. Construction, LLC	\$786,247.00

Motion by Mr. Long to forward to Law Department and Inspections for review; seconded by Mr. Perez. AYES ALL. Motion carried. Res. No. 4001

Under Matters from Other Department Heads, Mr. Button, City Engineer, states that Indiana Department of Transportation has provided documents for grant money in the amount of \$276,000 for the Indianapolis/Michigan Intersection Improvement project – Des. No. 1901784 which requires electronic signatures from the Board and requests approval and ratification of the signed Agreement. Motion by Mr. Long ratify the signing of the Agreement; seconded by Mr. Perez. AYES ALL. Motion carried. Mr. Long makes a second motion to approve the Agreement; seconded by Mr. Perez. AYES ALL. (Ins. No. 22-012)

Mr. Button states the second project from the Indiana Department of Transportation Des. No. 2101421 which is a community crossing matching grant project from the State and the City work on a 50/50 for \$1,000,000 grant for the project on 165th Street between Columbia and Summer St. resurfacing of that segment, requests approval and ratify the signatures of the Board. Motion by Mr. Long motion to ratify the signatures and approve the Agreement; seconded by Mr. Perez. AYES ALL. (Ins. No. 22-013)

Correspondence, correspondence received from Lochmueller Group recommending the bid for the Kennedy Avenue Improvements Project – 169th Street to 164th Place be awarded to the lowest responsive, responsible bidder to Milestone North, Inc. in the amount of

\$6,164,417.68. Motion by Mr. Long to approve; seconded by Mr. Perez. AYES ALL. Motion carried. (Ins. No. 22-014)

Correspondence received from Beam, Longest and Neff, LLC recommending the bid for the Little Calumet River Trail Pedestrian Bridge be awarded to Gariup Construction in the amount of \$6,287,500.00. Motion by Mr. Long to approve; seconded by Mr. Perez. AYES ALL. Motion carried. (Ins. No. 22-015)

Correspondence received from Kelly Kearney, Chief of Inspections, requesting \$9,650.00 of Mayor's Gaming fund be allocated for 3rd District Tree Removal Project – 50/50 split with Councilman Tyler. Motion by Mr. Long to approve; seconded by Mr. Perez. AYES ALL. Motion carried. (Ins. No. 22-016)

Correspondence received from Chris Campbell, Director of Information Technology, requesting the approval of the Amendment with First Communications, LLC to update the Contract to the correct number of telephone lines. Motion by Mr. Long to approve; seconded by Mr. Perez. AYES ALL. Motion carried. (Ins. No. 22-017)

Correspondence received from Korellis Roofing notifying the previously approved permission to block the right lane of Hohman Avenue, in front of the Towle Theater, to place a dumpster each morning from 6:30 a.m. to 4:30 p.m. has been pushed back to Monday, January 17, 2022. The Board Acknowledged. (Ins. No. 22-018)

Under New Business, Adoption of the City's Self Insurance Certificate for 2022 submitted for approval. Motion by Mr. Long to approve; seconded by Mr. Perez. AYES ALL. Motion carried. (Ins. No. 22-019)

Order to Rescind and Release Order to Demolish property located at 3940 Torrence Ave. (Front & Garage). Motion by Mr. Long to approve; seconded by Mr. Perez. AYES ALL. Motion carried. (Ins. No. 22-020)

Agreement to Rehabilitate Property located at 828 Indiana Street submitted for approval. Motion by Mr. Long to approve; seconded by Mr. Perez. AYES ALL. Motion carried. (Ins. No. 22-021)

Right of Way Permits (2) submitted by Engineering Department for approval. Mr. Gordish requests approval of AT&T permit with contractor Hoosierland upon the condition that a water department representative be on site. Motion by Mr. Long to approve; seconded by Mr. Perez. AYES ALL. Motion carried. (Ins. No. 22-022)

Under Old Business, Declaration of Emergency under 36-1-12-9 and 36-7-9-9 and request for quotes thereunder to demolish 5248 Hohman Avenue. Wesley Swanson, property manager and inspector for First National Assets and adjoining property owner, Mr. Mysliwy, 53 Muenich Court (via Zoom) are present. Mr. Smith advises this went before the Board on November 18, 2021 under the Unsafe Building Act 36-7-9-9 to do emergency repairs and no demolition action. On December 2, Mr. Kearney added correspondence to the Board regarding the sidewalk and alley to close and to proceed with demolition. After interior inspection, Hasse Construction wanted to hold off on the exterior until they had further information. Mr. Kearney is operating under the emergency provisions under the Unsafe Building Act an acting under emergency to protect life and property, the Board acknowledged and the alley and sidewalk was blocked. Since that time Mr. Kearney has issued Emergency Order to Demolish notice which was sent to Hammond National Realty and Investment Corporation, First National Assets and all unknown tenants, sent by certified and regular mail and email to some. Property was recently purchased on tax sale by First National Assets, Building Department posted notice on the building regarding this hearing, under Act even though right to proceed without out notice, reasonable notice was given. Mr. Kearney testifies he is familiar with the property at 5248 Hohman Avenue and has determined an emergency exists and believe the demolition is required due eminent danger to persons and property in the area. Mr. Kearney has consulted with Mr. Hutton and Mr. Hasse. Mr. Kearney originally believed that an Order to Repair was needed and since that time and consultations now believes demolition is only way to proceed. Mr. Swanson has no questions.

Mr. Bill Hasse, president of Hasse Construction. City of Hammond Inspections requested for him to inspect property at 5248 Hohman Ave. Mr. Hasse first inspected exterior building and requested repair of the south façade and upon further inspection found it was non-repairable due to south wall and west wall having deterioration of the main structure and, rupture within the seal of the lintels, building roof has been partially removed, having water damage, mold and ice formation causing additional structural failures. Mr. Hasse believes in its current condition it is hazardous to other properties in the surrounding areas, and has given the opinion to Mr. Kearney that repair would not be the way to proceed and that demolition is the only way to proceed. South wall is the yellow brick and the west wall is the white brick. Mr. Smith presents photos.

Mr. Bill Hutton, Hutton & Hutton Architecture Engineers and was asked by City of Hammond Inspections Department to accompany with the inspection of the building. His opinion that the direction should be towards demolition. The west wall has weakened to the point of failure, the fire escape has additional weight and corrosion, the south wall is leaning, the building has been unattended for some time and snow and rain has entered the building and the wood structure in the inside appears to be beyond repair. Mr. Hutton confirms with Mr. Kearney that the building should be demolished.

Mr. Smith states given the condition of the property, requesting the Board to declare an emergency under Ind. Code 36-1-12-9 to allow Mr. Kearney to proceed to obtain quotes and/or bids outside of the formal bidding process and declare 1) the Board declares this an emergency

under Ind. Code 36-1-12-9 and 2) Mr. Kearney obtain quotes from JM and Actin. Mr. Vale wanted to also indicate another reason for emergency is the fire escape is touching neutral Nipsco wires and is in danger of falling.

Mr. Smith states First National Assets does not object to the City's request. Mr. Mysliwy appears via Zoom. His concerns is the 142 Rimbach building which is in the process of being demolished, if that building starts before the subject property, the tremors from the other building could bring the wall down. He noticed the wall moving so any vibrations could cause the wall to come down, requesting coordination between the two properties to have this building come down first. Mr. Smith states the contractor and Mr. Kearney will coordinate the demolitions and ensure 5248 building will come down first. Mr. Mysliwy requests it to be expedited. Mr. Smith states the importance of it and is in the process of doing so. Mr. Smith states Mr. Kearney will be in contact with him.

Motion by Mr. Long to approve the Findings presented today by Mr. Smith, Mr. Kearney, Mr. Vale, Mr. Hutton and Mr. Hasse, approve the Declaration of Emergency under Ind. Code 36-1-12-9 for 5248 Hohman Avenue, Mr. Kearney to receive bids and quotes; seconded by Mr. Perez. AYES ALL. Motion carried. (Ins. No. 22-023)

Status on the 90-day trial parking restrictions along the 700 block of 171st. Mr. Button states this trial basis was successful and requests to make it permanent. Mr. Smith states the Council will make it permanent with Councilman Rakos sponsoring an ordinance, requests to renew the temporary parking restriction for 90 to allow ordinance to be completed and a status within 75 days. Motion by Mr. Long to approve the temporary 90-day trial; seconded by Mr. Perez. AYES ALL. Motion carried. (Ins. No. 22-024)

Status - 7217 Harrison. Mr. Smith states the demo order was approved on November 4, 2021 but agreed to stay since Mr. Putman states he purchased on a tax sale and plans to fix it up and does not own any other properties. Mr. Smith stated to hold off on the bid until he receives the tax deed which should be in April and for Mr. Putnam to check with Attorney Kvachkoff to see if it is ok to proceed and enter property without the deed. Motion by Mr. Long to set for status on April 7, 2022; seconded by Mr. Perez. AYES ALL. Motion carried.

Status – 5213 Hohman Ave. Mr. Smith states old Basic Business Supply building. There is a purchaser that Mr. Kearney talked to, an Order was entered on November 4, 2021. Mr. Kearney states they will proceed to bid out.

Under Meeting Open to the Public, Mr. Button states City met with HAST and City Engineer has converted temporary two-way traffic on Russell, west of Hohman as a result of the demolition pending and allow them to direct traffic temporarily onto Russell Street at arrival and dismissal. Mr. Button will talk to Mr. Kalina to support this effort. Parents will be notified. Additionally, requesting extra salt in the alley and parking areas.

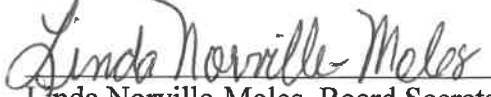
There being no further business to come before the Board, motion by Mr. Long to adjourn; seconded by Mr. Perez. The regularly scheduled meeting adjourned at 9:55 a.m.

APPROVED:

BY:


Kevin Margraf, President

ATTEST:


Linda Norville-Moles, Board Secretary