

BOARD OF PUBLIC WORKS AND SAFETY MINUTES OF OCTOBER 27, 2022

The regularly scheduled meeting of the Board of Public Works and Safety convened at 9:01 a.m. on Thursday, October 27, 2022, in the Council Chambers of Hammond City Hall. A roll call was taken: Mr. Margraf – present; Mr. Long – present; Ms. Huerta – present.

Motion by Mr. Long to approve the Minutes of the meeting of October 20, 2022; seconded by Ms. Huerta. AYES ALL. Motion carried.

Under Correspondence, correspondence received from Milestone requesting permission to close both southbound lanes of Hohman Avenue at Webb Street. Traffic will be transitioned to the east side of Hohman with one lane of traffic for northbound and southbound. Eastbound traffic on Webb will be able to access Homan southbound only. Work is scheduled to begin on October 31, 2022 and completed on November 7, 2022, weather dependent. Motion by Mr. Long to approve; seconded by Ms. Huerta. AYES ALL. Motion carried. (Ins. No. 22-641)

Correspondence received from Kelly Kearney, recommending the bids which were opened at the October 20, 2022 meeting be awarded to the lowest responsive and responsible bidder to be as follows:

<u>Address</u>	<u>Award</u>	<u>Bid Amount</u>
1524 Michigan St. (garage)	JM Industrial Services, Inc.	\$5,200.00
6720 Ontario (garage)	JM Industrial Services, Inc.	\$5,200.00
4750 Hickory St. (front only)	Property demolished by owner's contractor	
4751 Oak Ave.	JM Industrial Services, Inc.	\$9,400.00
4315 Towle Ave.	JM Industrial Services, Inc.	\$14,590.00
4407 Baltimore (re-bid)	JM Industrial Services, Inc.	\$10,050.00
940 Field (front and rear)	JM Industrial Services, Inc.	\$11,540.00

Motion by Mr. Long to approve; seconded by Ms. Huerta. AYES ALL. Motion carried. (Ins. No. 22-642)

Request for rental registration hearings. Motion by Mr. Long to set for November 10, 2022; seconded by Ms. Huerta. AYES ALL. Motion carried. (Ins. No. 22-643)

Under New Business, request for authorization for publication of Request for Proposals for City Council Chambers A/V Upgrade. Mr. Smith states this is the first step to publish the request for proposal notice. Motion by Mr. Long to approve; seconded by Ms. Huerta. AYES ALL. Motion carried. (Ins. No. 22-644)

Right of Way Permit (1) received from Engineering submitted for approval. Motion by Mr. Long to approve; seconded by Ms. Huerta. AYES ALL. Motion carried. (Ins. No. 22-645)

Demolitions Hearings: Mr. Smith requests that 4919 Pine be heard first due to an attorney being present. Mr. Smith states these are unsafe buildings due to the Unsafe Building Act, notice has been given through regular and certified mail, notice on property and will present photos of the properties and city's request on each of these is that the demolition order be entered and affirmed as presented.

4919 Pine Avenue - Mr. Smith states the owner listed as Paul Perry from Lawndale Avenue in Chicago. Boarded up since 2019. There was an interior inspection done then, interior is very dirty including animal waste, holes in the roof, no gas or electric. Photos show a two-story structure boarded up with dilapidated door and stairs in the rear and garage throughout the yard.

Attorney Denise Hallett appears for the bank and states it was foreclosed on and they want to delay so they can rehab the property. Mr. Smith explains the process and moving forward with the demolition order. Ms. Hallett acknowledges she understands. Motion by Mr. Long to approve the demolition order; seconded by Ms. Huerta. AYES ALL. Motion carried. (Ins. No. 22-646)

1137 150th Street – Mr. Smith states the owner is listed as Rosalio Diaz from same address. Property appears partially done rehab with a significant amount of garbage in the back, partial siding with Tyvek and other insulation showing. Windows are boarded up. Basement bedrooms were found in 2019. In 2020 there was a fire. Stop work order was posted in 2020. A new permit was issued in 2021 but no work was done. Mr. Smith requests the order be entered. Mr. Castro states a demo inspection was performed and rehab is in process. Through an interpreter, Mr. Diaz states he did not receive rehab and wants to finish the property. Mr. Smith states the rehab was forwarded to him. Mr. Margraf requests he keep the process moving forward through the rehab agreement. Motion by Mr. Long to approve the demolition order; seconded by Ms. Huerta. AYES ALL. Motion carried. (Ins. No. 22-646)

4916 Ash Avenue (rear) – Mr. Smith states owner listed as Mr. and Mrs. Turnipseed at the same address. Water is in use at the property. Photos show rooms on the second floor of the rear building. No gas meter is present and electric appears to be cut at the pole. The rear building appears to be in poor condition with broken and rotted out windows in the structure and a roof and gutters in dilapidated condition with a collapsed roof. Property owner present and states he wants to rip the upper story off and leave the lower for a garage. Motion by Mr. Long to approve the demolition order; seconded by Ms. Huerta. AYES ALL. Motion carried. (Ins. No. 22-646)

1806 Brown Avenue – Mr. Smith states the owner listed as Faye and Henry Farmer. Appears Faye is deceased, and an Estate has been opened. According to the inspector this property has been cited numerous times and defaulted in court. Owner refused to make the necessary repairs to the roof, there has been zero water usage at this property since February of 2022. Photos show a two-story white sided home with roof in disrepair and sheets over some of the windows. Owner does not appear. Mr. Smith requests to affirm the Order as they have good

service. Motion by Mr. Long to approve the demolition order; seconded by Ms. Huerta. AYES ALL. Motion carried. (Ins. No. 22-646)

Inspector Pajdzik states that the property appears to still be occupied, the condition is bad with no water service. Mr. Smith advises him to call adult protective services and the health department.

530 Conkey Street – Mr. Smith states owner listed as Juan and Maria Garcia from Crete, IL. Photos show single story commercial structure in which the flooring support system has failed and collapsed into the basement. Southeast corner structurally compromised where the electric service is connected. Property owner visited with the inspector in September of 2021 however no repairs have been done since that time. Owner does not appear. Mr. Smith requests to affirm the Order as they have good service. Motion by Mr. Long to approve the demolition order; seconded by Ms. Huerta. AYES ALL. Motion carried. (Ins. No. 22-646)

7601 Golfway Court – Mr. Smith states owner listed as Estate of Caroline Cummings. Prior demolition from 2018. Gas and electrical meters have been room, gas line in capped off from the outside. Water has been shut off since 2016. Photos show a one-story slab structure with overgrowth, roofing material deteriorating, garage in significant disrepair and boarded up. There is an exemption on the property. Owner does not appear. Mr. Smith requests to affirm the Order as they have good service. Motion by Mr. Long to approve the demolition order; seconded by Ms. Huerta. AYES ALL. Motion carried. (Ins. No. 22-646)

843 Logan Street – Owner listed as Kelsey Ibarra at the same address. Board up was done in 2019 possible is an unsafe two unit. Stairs on the side of the property do not follow zoning code, no gas meter, water off since 2019. Chimney appears to be in disrepair, as do the gutters, brick mortar is falling from the side of the home and there appears to be an uncapped gas line. Soffit is also missing. Owner does not appear. Mr. Smith requests to affirm the Order as they have good service. Motion by Mr. Long to approve the demolition order; seconded by Ms. Huerta. AYES ALL. Motion carried. (Ins. No. 22-646)

6844 Missouri Avenue – Owner listed as Randal Hendrix from Kennedy Avenue in Hammond. Water has been off since 2011, property has been registered as a rental every year since 2012. Property appears to be in no condition for a habitable space per the inspector. Photos show one-story slab structure boarded up with the roof failing and gutters failing with extreme overgrowth on the property. Owner does not appear. Mr. Smith requests to affirm the Order as they have good service. Motion by Mr. Long to approve the demolition order; seconded by Ms. Huerta. AYES ALL. Motion carried. (Ins. No. 22-646)

7925 Nevada Street - Owners listed as Temptation Gentlemen's Club, LLC. Commercial structure. Gas and electric meters are gone, water is off and off since October of 2012. Property is not listed as a vacant structure in the city. Gutters appear to be in disrepair, boarded up, meters have been pulled. Wanted the owners to come before you and talk about the vacant structure.

Representative of owner appears. Owner plans on fixing repairs, cleaning outside, don't know at this time what they want to do. She was advised that they have to register it every year on the vacant unit listing, any work inside will need permits and inspections. They are trying to figure out what is urgent, what needs to be done first. Mr. Smith states they can talk with inspections, rehab agreement to get things done, ordered entered but stayed for rehab. Motion by Mr. Long to approve the demolition order; seconded by Ms. Huerta. AYES ALL. Motion carried. (Ins. No. 22-646)

1101 Roosevelt Street - Owner listed as Monica Scott from same address. Prior demolition from 2019. Photos show one-story structure boarded up. Appears to have fire damage in the rear, concrete block is starting to collapse on the foundation. Original hearing was in 2019, there was fire in July of 2019 owner is now deceased per a phone call in June of 2021. No work has been done and no demo inspection has been requested. Property appears to be in very poor condition. Owner does not appear. Mr. Smith requests to affirm the Order as they have good service. Motion by Mr. Long to approve the demolition order; seconded by Ms. Huerta. AYES ALL. Motion carried. (Ins. No. 22-646)

848 Truman Street – Owner is listed as Walter Perez from same address. Photos show a two-story structure boarded up with junk cars in the rear, mail accumulated on the front porch. Front porch collapsing, soffit and gutters in poor condition. Boarded up in June of 2019. No electric or gas meter. Water been off since 2019. Owner does not appear. Mr. Smith requests to affirm the Order as they have good service. Motion by Mr. Long to approve the demolition order; seconded by Ms. Huerta. AYES ALL. Motion carried. (Ins. No. 22-646)

1429 Truman Street – Owner listed as Mr. Felipe Hernandez Romero from the same address. Photos show one story structure boarded up in the rear with a wood staircase boarded up since 2018. No gas or electric meter present. Water off since 2017. Driveway and rear corner of the house is caving. Garage is also in poor condition. Owner does not appear. Mr. Smith requests to affirm the Order as they have good service. Motion by Mr. Long to approve the demolition order; seconded by Ms. Huerta. AYES ALL. Motion carried. (Ins. No. 22-646)

Mr. Castro states he went by there and they are working on property without permits, demolished garaged and Mr. Romero is a licensed contractor with the city.

5554 Walter Avenue - Owner listed as Botello from Claude Avenue. Boarded up 2019, lots of interior work done without permits. Multiple stop work orders have been posted, no gas and electric meter present. Water off since 2018. Trash is constantly dumped on the property at the alley. Appears to be a one-story structure with boarded up windows, broken windows, and siding in disrepair. Owner does not appear. Mr. Smith requests to affirm the Order as they have good service. Motion by Mr. Long to approve the demolition order; seconded by Ms. Huerta. AYES ALL. Motion carried. (Ins. No. 22-646)

Notice of Violation hearing regarding property located at 4731 Sheffield Ave. Mr. Castro performed an inspection due to the fact he suspected this was an illegal 2nd floor apartment. Permits for rooms but not kitchen, does not meet 7 feet ceiling height, request 2nd floor apartment be removed, keep bedroom but remove kitchen. Owner deceased, property up for sale, executor of estate allowed the inspection. Motion by Mr. Long to approve Notice of Violation for the 2nd floor apartment; seconded by Ms. Huerta. AYES ALL. Motion carried. (Ins. No. 22-647)

Garage Sale Permit submitted for approval. Motion by Mr. Long to approve; seconded by Ms. Huerta. AYES ALL. Motion carried. (Ins. No. 22-648)

Under Old Business, Status – Ernie Dillon request for bleachers, speaker stand and chairs. Ms. Huerta sent the request to Gary Gleason at Public Works, all taken care of. No action.

Status – 700 block of Spruce – Mr. Garcia appears and ask the result of parking situation, couldn't park again this past weekend. Mr. Garcia states the officer tagged vehicles, all the neighbors parking is full. Resident at 727 threatened again. Mr. Long states this is a tough one, they tag the vehicles then they move within 96 hours. Mr. Long states they aren't able to prove he is working and collecting money, they are taking steps to take care of this and they are working on the situation. Inspector Jordan presents photos and states they have a current citation which is under a 12-month supervision, photos of the vehicles on the street, proper tags on vehicles in driveway. Mr. Garcia states the white Buick hasn't moved in approximately 3 months. Mr. Long assures Mr. Garcia they are working to rectify the situation, needs a little time, ask neighbors to make report if getting threats. Motion by Mr. Long to set status for December 1, 2022, seconded by Ms. Huerta. AYES ALL. Motion carried. (Ins. No. 22-649)

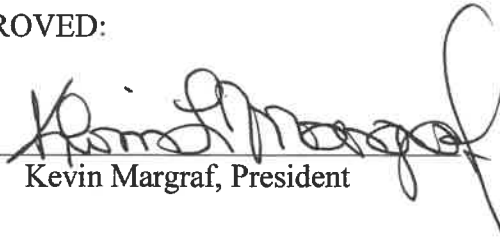
Rental Registration Hearing – 1421 Sherman. Mr. Farrell states Mr. Ramirez is a new owner of the property and he missed the 30-day deadline to register, noticed homestead exemption on property. Mr. Ramirez states he thought previous owner applied. Motion by Mr. Long to wave late fee and complete the homestead removal paperwork, seconded by Ms. Huerta. AYES ALL. Motion carried. (Ins. No. 22-650)

Mr. Duncanson appears and request to close the alley behind the Optimist Club on October 29, 2022 to hold their annual fundraiser. Motion by Mr. Long to approve; seconded by Ms. Huerta. AYES ALL. Motion carried.

There being no further business to come before the Board, motion by Mr. Long to adjourn; seconded by Ms. Huerta. The regularly scheduled meeting adjourned at 9:48 a.m.

APPROVED:

BY:


Kevin Margraf, President

ATTEST:


Linda Norville-Moles, Board Secretary