

BOARD OF PUBLIC WORKS AND SAFETY MINUTES OF MARCH 2, 2023

The regularly scheduled meeting of the Board of Public Works and Safety convened at 9:02 a.m. on Thursday, March 2, 2023, in the Council Chambers of Hammond City Hall. A roll call was taken: Mr. Long – present; Ms. Greenwell – present; Mr. Kalina – absent.

Recommendation by Ms. Greenwell to approve the Minutes of the meeting of February 16, 2023 and February 22, 2023; concurred by Mr. Long.

Under Bid Openings, State Line Closure Project.

Rieth-Riley Construction	\$542,004.08
Milestone Contractors North	\$723,004.58
Gariup Construction	\$747,500.00

Mr. Button requests to be referred to consultant for review, tabulation and recommendation. Recommendation by Ms. Greenwell to refer to consultant for review, tabulation and recommendation; concurred by Mr. Long. Res. No. 4128

7232 Grand Ave. and 7236 Grand Ave. No proposals received. Res. No. 4129

Request for Quotes – Council Chambers Audio/Video Upgrade Project.

Jel Audio \$65,496.39

Mr. Smith requests to be referred to IT. Recommendation by Ms. Greenwell to refer to IT Department; concurred by Mr. Long. (Ins. No. 23-092)

Under Matters from Other Department Heads/Their Representatives, 4407 Baltimore – Mr. Smith reminds the Board that in November 2022 the demo notice and 10-day notice were placed on the property. Mr. Lewter recommended an extension of the rehab agreement, the Board approved. Since that time, no permits or work has been done. Mr. Lewter provided photos from this morning. Mr. Smith also states that Mr. Abel has not been owner this whole time, he signed a rehab agreement last year and then another one that has recently expired. The property is in such bad condition and was given a chance to rehab, this has happened twice. In the rehab agreements there is a section that states 1) nothing voids the demolition order and 2) does not keep us to the 2-year requirement and it is up to inspections department and the Board to allow extensions. City's position is not to extend the rehab agreement. Mr. Lewter agrees with Mr. Smith, states it is better to demo and rebuild and should not extend rehab agreement. Mr. Abel states work has been slow, it is now picking up requests a second chance, didn't bother to call anyone from city because it's been a slow season. Mr. Long states he has been in the house and didn't think it was possible, nothing has been done, no permits were pulled, house is

in really bad shape, doesn't think giving any further time would get any further. Mr. Abel states he needs 3 months, looking for contractors, wants to put a roof on. This is the first time he has gotten a property like this and wants to fix it. Mr. Smith states he never had a bond posted. Mr. Abel states he did post a \$10,000 in December. Mr. Smith has considerable concerns about property, yard is not picked up, no reason he couldn't comply with cleaning up yard. Hasn't complied with what he has agreed to do and we have given him two chances. The City's position is that he waited too long. Mr. Lewter said they were waiting for work, cannot push it down the road. Mr. Long will entertain a recommendation. Mr. Abel said he will take care of the yard. Mr. Long states there are major concerns and doesn't think that giving another week will make anything better. Mr. Smith's recommendation is denial of the extension of rehab agreement because a demo order is in place, if he would like to request the release of bond through Board or Linda, it will be on the agenda. City doesn't take possession of the land, he can build a new house. This home is too bad to rehabilitate. Recommendation by Ms. Greenwell to deny extension of the rehab agreement; concurred by Mr. Long. (Ins. No. 23-092 A)

5554 Walter – Irene Botello, owner. Mr. Smith states she has owned the property for about 8 or 9 years, has a contractor lined up, signed agreement and she has asked a waiver of a bond. It was explained to her that the city requests a bond 1) city can use it to demo the property if they don't comply with the rehab agreement and 2) it is usually incentive for someone to do the work. Ms. Botello is a resident of the city and lives on Claude. She is trying to get place fixed up for son. The Board can consider the waiver or a reduced bond. Mr. Castro states the property has been a nuisance for about 6 years, has required cut cleans from time to time, stop work orders issued due to work inside without permits and contractors. In previous conversations, she stated she does not live in city and doesn't receive notices. Ms. Botello states she lives in Dyer, 8251 Columbia Ave., the house has been sitting for years, and father in law previously lived in it. Mr. Long doesn't agree to reduce the bond amount. Mr. Smith always want to save property, entertained situations of limited means but wants to get up and going. Ms. Botello states she can put up \$2,500, she's on government assistance. Mr. Smith states she can put up a surety bond and give maybe a week. Recommendation by Ms. Greenwell to set for status for March 16, 2023; concurred by Mr. Long.

Under Correspondence, Correspondence received from Dean Button, Capital Improvements Board, requesting \$12,000.00 of CIB Funding to be allocated for the Supplemental Design Services for State Line Street Closures and Supplemental Agreement No. 1 with First Group Engineering submitted for approval. Recommendation by Ms. Greenwell to approve; concurred by Mr. Long. (Ins. No. 23-093)

Correspondence received from Dean Button requesting \$19,000.00 of CIB Funding to be allocated for the Supplemental Design Services for 165th Street and State Line Improvement and Supplemental Agreement No. 1 with First Group Engineering submitted for approval. Recommendation by Ms. Greenwell to approve; concurred by Mr. Long. (Ins. No. 23-094)

Correspondence received from Dean Button requesting \$50,000.00 of CIB Funding to be allocated for general engineer services with First Group Engineering and corresponding Agreement submitted for approval. Recommendation by Ms. Greenwell to approve; concurred by Mr. Long. (Ins. No. 23-095)

Correspondence received from Dean Button requesting \$10,445.57 of CIB Funding to be allocated for the Chicago Street Phase 2 and Change Order Nos. 6 through 10 with Indiana Department of Transportation submitted for approval. Recommendation by Ms. Greenwell to approve; concurred by Mr. Long. (Ins. No. 23-096)

Correspondence received from William Short, Chief of Police requesting approval for the resignation of Probationary Officer Philip J. Mason effective the close of February 25, 2023. Recommendation by Ms. Greenwell to approve; concurred by Mr. Long. (Ins. No. 23-097)

Correspondence received from Assistant Chief of Police requesting the approval of a disciplinary action, Notice of Disciplinary Action and Right to Hearing and a reinstatement submitted for approval. Recommendation by Ms. Greenwell to approve; concurred by Mr. Long. (Ins. No. 23-098)

Correspondence received from Felix Gonzalez, Director of Public Works requesting "No Dumping" and "No Parking" signs be placed at 925 Drackert submitted for approval. Mr. Long states this is not a city owned property, needs more information. Recommendation by Ms. Greenwell to defer to next week; concurred by Mr. Long. (Ins. No. 23-099)

Correspondence received from Ron Novak requesting approval of the Proposed License Agreement and Right of Way Permit with Hessville Gas Mart, Inc. and its representative, AP Engineering & Consultant, Inc. to allow access to city property to perform additional environmental sampling at the various properties. Ms. Malone presents. Recommendation by Ms. Greenwell to approve; concurred by Mr. Long. (Ins. No. 23-100)

Correspondence received from Brian Miller, Director of Public Safety, Purdue University Northwest, requesting permission to hold their 3rd Annual 5K "Power Onward" Community Walk/Run event on April 1, 2023 from 8:30 a.m. to 10:45 a.m. with attached route. Additionally, requesting assistance from Hammond Emergency Management for traffic control. Recommendation by Ms. Greenwell to approve; concurred by Mr. Long. (Ins. No. 23-101)

Correspondence received requesting rental registration hearing. Recommendation by Ms. Greenwell to set for hearing on March 16, 2023; concurred by Mr. Long. (Ins. No. 23-102)

Under New Business, acknowledgment of appointment of Donald Kalina to serve as a member of the Board of Public Works and Safety commencing February 16, 2023. (Ins. No. 23-103)

Right of Way Permits (2) received from Engineering submitted for approval.
Recommendation by Ms. Greenwell to approve; concurred by Mr. Long. (Ins. No. 23-104)

Resolution and Intergovernmental Agreement for Funding of Summer Street Project with Hammond Sanitary District and Hammond Water Works Department submitted for approval.
Recommendation by Ms. Greenwell to approve; concurred by Mr. Long. Res. 4123 (Ins. No. 23-105)

Plat of Resubdivision of Luke's 267 Addition received from Planning Department submitted for approval. Recommendation by Ms. Greenwell to approve; concurred by Mr. Long. (Ins. No. 23-106)

Under Old Business, 5235 State Line. Mr. Smith states no work has been done, no permits, garage in bad shape, awning was down, requests to demo property and not to extend agreement. Mr. Castro states there is trash on the property, cars parking on property with no movement, there were squatters and is boarded up. Owner would like to rehab, has a contract with Mr. Soto, has plans and architect to make bottom business and top residential and would like to move forward. Mr. Smith questions who is the present owner. Mr. Soto states he can have plumbing electrical done in 3 months and all in 4 months. Mr. Poland appears and would have to see the site plans and review. Site plans are to be provided to Mr. Poland and will need approval. Mr. Lewter has no objection to a dumpster. Recommendation by Ms. Greenwell to set for status on March 16, 2023 and approved a dumpster being placed on property; concurred by Mr. Long.

Status 843 Logan – Mr. Smith states this is under rehab agreement. Mr. Castro states agreement expired, no inspections have been done. Mr. Smith states sounds like work has been done, inspections scheduled, no problem reinstating bond and extending rehab agreement. Recommendation by Ms. Greenwell to reinstate bond; concurred by Mr. Long. (Ins. No. 23-107)

4440 Torrence. Mr. Smith states this was originally owned by Mr. Medina. New owner Mr. Mendez appears, needs to get inspection wants to use as a rental, mostly done. Recommendation by Ms. Greenwell to set for status on March 16, 2024; concurred by Mr. Long. (Ins. No. 23-108)

Under Rental Registration Hearings, 4325 Elm Ave. – Owner present, forgot to register. Recommendation by Ms. Greenwell to waive the late fee; concurred by Mr. Long. (Ins. No. 23-109)

410-410 ½ Detroit St. – Owner appear via zoom, didn't know. Recommendation by Ms. Greenwell to waive late fee; concurred by Mr. Long. (Ins. No. 23-109)

48 Detroit St. – Owner fails to appear. Recommendation by Ms. Greenwell to assess the

late fee for 2021 & 2022; concurred by Mr. Long. (Ins. No. 23-109)

941 Michigan St. – Owner present, had plans for kids to live in. Recommendation by Ms. Greenwell to waive late fee; concurred by Mr. Long. (Ins. No. 23-109)

7514 Jackson Ave. – Owner fails to appear. Recommendation by Ms. Greenwell to assess late fee; concurred by Mr. Long. (Ins. No. 23-109)


5957 Park Place - Recommendation by Ms. Greenwell to reschedule to March 9, 2023; concurred by Mr. Long.

Meeting Open to Public, Mr. Tony Scott, 22 Williams St., has issues with back alley, shows photos, sinking in and trying to get it repaired. Recommendation by Ms. Greenwell to forward to Streets and Engineering; concurred by Mr. Long. (Ins. No. 23-110)


Councilman Torres, 4700 block of Sheffield, speed limit signs are 20 mph, going fast at the roundabout. Wants signs 20 mph instead of 35 mph. Recommendation by Ms. Greenwell to forward to Engineering; concurred by Mr. Long. (Ins. No. 23-110)

There being no further business to come before the Board, recommendation by Ms. Greenwell to adjourn; concurred by Mr. Long. The regularly scheduled meeting adjourned at 10:11 a.m.

APPROVED:

BY: 
Jeffery Long, President

ATTEST:


Linda Norville-Moles, Board Secretary