

BOARD OF PUBLIC WORKS AND SAFETY
MINUTES OF OCTOBER 26, 2023

The regularly scheduled meeting of the Board of Public Works and Safety convened at 9:00 a.m. on Thursday, October 26, 2023, in the Council Chambers of Hammond City Hall. A roll call was taken: Mr. Long – present; Ms. Greenwell – present; Mr. Kalina – present.

Motion by Ms. Greenwell to approve the Minutes of the meeting of October 5, 2023 and October 12, 2023; seconded by Mr. Kalina. AYES ALL. Motion carried.

Under Correspondence, correspondence received from William Short, Chief of Police, requesting to place an officer on paid administrative leave as of Thursday, October 19, 2023 pending an investigation and the resignation of Officer Caylin O'Hara effective the close of business on June 10, 2023. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 23-947)

Under New Business, Order to Rescind and Release Order to Demolish property located at 4240 Wabash Ave. submitted for approval. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 23-948)

Agreement to Purchase Real Estate at 5652 Walter Avenue submitted for approval. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 23-949)

Right of Way Permits (2) received from Engineering submitted for approval. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 23-950)

SeeClickFix – requesting a “slow children play” sign on both sides of the alleys at the 7000-7100 blocks of Hohman. Mr. Button has no objection. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 23-951)

SeeClickFix – requesting a “no engine braking” sign or “no semi traffic” on Sheffield Avenue. Mr. Button is unclear and requests this be referred to Engineering. Motion by Ms. Greenwell to forward to Engineering; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 23-951)

SeeClickFix – requesting to put up “wrong way” signs in the alley east of Magoun. Mr. Button is unclear and requests this be referred to Engineering. Motion by Ms. Greenwell to forward to Engineering; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 23-951)

Garage Sale Permit submitted for approval. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 23-952)

Under Old Business, 5235 State Line – Mr. Smith asks Mr. Lewter to reach out to Mr. Flores. Motion by Ms. Greenwell to set for status on November 9, 2023; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 23-953)

4308 Grover Ave. Inspector Pajdzik spoke with owner and is willing to sign a deed restriction. Motion by Ms. Greenwell to set for status on November 2, 2023; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 23-954)

2314 Indianapolis Blvd. – Mr. Smith requests a status on November 9, 2023 and send letter to owner. Motion by Ms. Greenwell to set for status on November 9, 2023; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 23-955)

Under Business Exception Hearings – Citgo Gas, 3550 169th St. Attorney Scott Yahne appears on behalf of Neelam, Inc. Proper notice has been confirmed. Adil Omar Mansuri, and Neelam Mansuri, wife and Nehail Mansuri, general manager.

Evidence – Exhibit A - photos and illustrations. Mr. Yahne states they are not seeking exception for 3707 169th and withdrawing the requests. Co-owners Neelam and Adil Omar Mansuri withdraw petition. Mr. Yahne states owners and general manager live nearby so if anything is needed they are available and are involved daily at the business. Criteria in the ordinance: 1) criminal activity, commercial and one side high school, residential on the other side, not sure if it requires extra patrol, they are on FUSUS, the reports are not overnight. They do have security cameras, bullet proof windows, doors on lock, long time employees, This is a convenience store. The location is very much lighted, concerned if lights go out, it will attract people for vandalism purposes the eyes and ears are the neighbors. This location is not close to the highway but in and out of the toll way traffic which is important. Ordinance violations – fence was taken care of, lighting very well lit, business license up to date. Mr. Yahne request this station to remain open.

Neelam Mansuri sworn in. The presentation is accurate and covered everything. Ms. Mansuri is co-owner, secretary and communicate with the store manager on a daily basis. Business license was issued in the cousin, who recently passed away. Everything is in his name and will update soon. Secretary of State needs to be updated.

Exhibit 5 – photos. Photos appear to be dark lighting. Ms. Mansuri will take a look into that side to correct the lighting.

Mr. Smith presents Exhibit 1 -call out log.

Sgt. Christopher Gootee sworn in. Sgt. Gootee states they had a good relationship with Mr. Vahora who recently passed away. There are many cameras, bullet proof glass, there is a lot of lighting, which are usually on. Believes lighting is adequate. Not aware of any violet activity over the last 24 months, cameras are adequate for a criminal investigation. There was some phone tag regarding signing up for FUSUS. Exhibit B – registered for FUSUS. Will follow up. Recommendation to Board to maintain and implement FUSUS.

Mr. Yahne states Captain Grasha informed him of the process to follow, which owners will do.

Mr. Smith presents Exhibit 2- Report and photos from Tom Novak.
Exhibit 3 and 4 – Mr. Farrell's report and Controller printout.

Mr. Nick Farrell sworn in. Mr. Farrell states there is a safety issue and concern regarding the signage blockage on the windows and recommends to be corrected. Other concern would be the vacated meter can on the back property, which should be covered with a more solid level face plate.

Mr. Smith states in Exhibit A in which Mr. Yahne presented is that it close in proximity to both Cline Avenue and Toll Road.

Mr. Yahne states these folks are good citizens, matters that were brought up will be corrected, valuable asset to the community and believe they serve the community.

Mr. Smith states the city's position was unnecessary for both stations to be open and appreciates they withdrew the other station to be open. Criminal activity appears not to have any violet acts at this location, is not a part of FUSUS at this time, but will be soon, they do have adequate lighting, 1 side needs to be fixed. Security is appropriate, easily accessible by interstate travelers, mixed of commercial and residential area, no property owners present. City ordinances were signage and rear and should be corrected and added onto the conditions if granted. License needs to be corrected. (Ins. No. 23-956)

The Board will take this matter under advisement.

BP, 2300 Indianapolis Blvd. Mr. Anish Chittalakattu appears. Vinot Patel. Proper notification has been confirmed. Mr. Anish presents Exhibit A - He works with Mr. Patel and runs the gas station, had this location for 21 years. Corporation established in 2002 and is in good standing with the city. 1) police department report between 12-5:00 a.m. 22 incidents, 16 were traffic, 1 suspicious activity. 2) Paid for FUSUS system, waiting for equipment, DVR system, 16 cameras and Geo Vision system. 3) Adequate security, LED lighting outside, monitors for customers to see, monitor next to cashier which rotate visibility. There is bullet proof enclosures, remote door, panic button, alarm system, commercial grade door, wireless lock. 4) residential and commercial, 5) easily accessible to interstate 7) adequate lighting, pictures

show very well lit, valid license, never revoked or expired. Corporation CKMP, Inc.

Customer Kyle Kempke sworn in. Mr. Kempke, 1812 LaPorte Ave., Whiting and has lived in the area for 20 years, this is a good ma and pop store, they take care of their property, it's a great location, their family lives in the neighborhood and hope he can continue with the business. Mr. Kempke lives 4 blocks from the station, did not receive notice and has no ownership interest.

Mr. Smith presents Exhibit 1- call log. Sgt. Gootee states there is adequate lighting, under canopy LED light, remove door which protects the clerk, cameras system, have ordered FUSUS which is in progress, adequate lighting, no violent incidents within the last 2 years.

Exhibits 2, 3, and 4 – Report of Tom Novak, report of Nick Farrell and Controller printout. Mr. Smith states the safety concerns on the property are signage blocking more than 20% of the window, open storage drums in the back to be removed, dumpster needs enclosure and damage to landscaping.

Mr. Farrell has concerns of directional signs. Exhibit 5 – Parking situation is not good, remove sign from fence, proper handicap parking, permanent structures relocated.

Mr. Anish questions the permanent structure. Mr. Farrell shows him with photo.

Mr. Anish closes stating they are required to keep the drums on site for gas and oil spills, they follow EPA, cannot remove them. They have operated for 22 years, they thoughtful in their actions, cameras, monitors, enclosures to bring the highest safety to staff and customers. If they forced to close at night, they will have loss of business, risk of burglaries, assault and robbery to staff with opening and closing, loss of work for nightshift and about 15% of sales loss. Location has been a good neighbor to the local community and highway travelers.

Mr. Longs questions the breakdown of the 15% between 12 -5. He does not know.

Mr. Smith thanks Mr. Anish for the great presentation. There are not violent criminal acts over the last 24 months, FUSUS program will be moving forward, adequate security presence over night and lighting is good. Fits all three residential, commercial, industrial. Does not believe it is easily accessible by interstate travelers. Ordinance issues are going to be addressed and make a condition. It appears that Whiting and portion of Hammond are home to the 3rd largest refinery in the country and it appears that this station does serve so he thinks the board should consider this in their decisions. (Ins. No. 23-957)

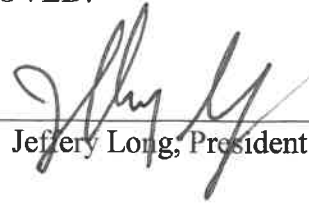
The Board will take this matter under advisement.

There being no further business to come before the Board, motion by Ms. Greenwell to


adjourn; seconded by Mr. Kalina. The regularly scheduled meeting adjourned at 10:13 a.m.

APPROVED:

BY:


Jeffery Long, President

ATTEST:


Linda Norville-Moles, Board Secretary