

BOARD OF PUBLIC WORKS AND SAFETY MINUTES OF JANUARY 18, 2024

The regularly scheduled meeting of the Board of Public Works and Safety convened at 9:01 a.m. on Thursday, January 18, 2024, 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 January 11, 2024; seconded by Mr. Kalina. AYES ALL. Motion carried.

Under Matters from Other Department Heads, Mr. Button presents the bid recommendation from First Group Engineering for the right turn lane at Hohman and Sibley, who recommends the bid be awarded to the low bidder, Rieth-Riley in the amount of \$442,146.00. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-024)

Mr. Button presents a Rodway Agreement with NICTD for the roadway at or near vacated Allman Street between Sheffield Avenue and Wabash Avenue in order to facilitate the closure and vacation of Marble Street between Sheffield and Wabash. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-025)

Under Correspondence, correspondence received from William Short, Chief of Police requesting the approval of the Petitions for Retirement for Lt. Daniel Miskus, who has served the citizens of Hammond for 41 years, Capt. Patrick McKechnie, who has served the citizens of Hammond for 37 years, Sgt. Kerry Newman, who has served the citizens of Hammond for 36 years and Sgt. John Peck, who has served the citizens of Hammond for 35 years, all effective at the close of business March 18, 2024; the Petition for Retirement for Sgt. Mark Kruse, who has served the citizens of Hammond for 35 years, effective at the close of business May 25, 2024; the Petitions for Retirement for Lt. Mike Daniels, who has served the citizens of Hammond for 41 years, Lt. John Doughty, who has served the citizens of Hammond for 32 years and Lt. David Carter, who has served the citizens of Hammond for 33 years, all effective at the close of business May 26, 2024; and the Petition for Retirement for Lt. Billy Hedgepath, who has served the citizens of Hammond for 33 years, effective at the close of business May 31, 2024. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-026)

Correspondence received from the Engineering Department requesting the approval for McCoy and Sons Towing to remove and dispose of a 2006 Chevy Impala for \$450.00 from City Hall Parking Lot. Mr. Button states the \$450 is residual. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-027)

Correspondence received from First Group Engineering recommending the bid for the 2023 Hammond Community Crossing Project, 169th and Summer St. be awarded to Rieth-Riley

Construction Co., Inc., who was the lowest bidder, in the amount of \$1,587,365.40. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-028)

Correspondence received from Ron Novak requesting to close Sheffield Avenue between 129th and 131st Place and the bike path between those streets for the private contractor for Dover Chemicals to operate safely and prevent damage to the bike path. Mr. Novak states there is a water line leak and travelers are driving on the bike path so this is to barricade and bike path and to work safely. Motion by Ms. Greenwell to approve and forward to Public Works and Port Authority; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-029)

Correspondence received from JacQuera Calvert requesting to be placed on the agenda for property located at 28-34 Ruth St. Ms. Calvert, owner of Buy Ability present. Mr. Smith advises the Board that 28-34 Ruth St. is under a demolition order. Buy Ability has no ownership interest in it and notifications have been sent out, Mr. Ratliff is associated. Garmond Properties has an address in Ft. Wayne, Jackie Crawford was the last deed to Garmond Properties and no transfer since 2021. Ms. Calvert states she has a purchase agreement and sales agreement with the owner of the property which is being redacted for the sensitive information in the agreement. Mr. Long asks as of today, do you have anything to prove that you are the owner. Ms. Calvert has it redacted in a text message and shows Mr. Smith. Mr. Smith states Mr. Ratliff's email address keeps bouncing back and would like a better email address. Mr. Ratliff appears and states he just started having issues with that email address two days ago. He has the correspondence and has called the office. Mr. Smith advises email and in writing is best. Mr. Smith states the issue he has with the redacted agreement is it doesn't list the seller. The seller is blacked out. Ms. Calvert states she could show Mr. Smith the agreement but is not for public record and will provide at a later time and that Ms. Calvert can proceed but wants the record to reflect where they are at. Mr. Smith states there is an emergency demo order entered, a demolition order that was entered by the Board and recorded and bid opening set for February 15, 2024, which the notices are about to go out. There is a significant concern regarding the western part of the building and significant amount of damage on the roof. A plywood wall was built to protect the neighbor. This is a safety concern, Unsafe Building Act as a definition of unsafe property. The city is moving forward to get this down. The statute allows for 10 days of the time the Board entered the order to appeal to court, and cannot give legal advice to folks he doesn't represent. The Board has modified these orders before, no objection to hearing out Ms. Calvert. Mr. Long states he wants to give her every opportunity to present that you are the owner, with a plan to fix or demolish it, don't want to be fooled with email address issues, who owns it, who doesn't. Ms. Calvert should make it very clear that she is the owner, she has a plan, has the funding and a timeline to get it down. This is an emergency situation. Ms. Calvert understands it is an emergency situation and asking the Board consider to add a line item to the bid documents asking people to bid on the repair of the wall. Mr. Ratliff does agree it should be demolished if it poses a threat but if the structure and the integrity of the building is solid and reliable, they would like the line item to be repaired instead of demolished. Mr. Smith states bids are opening February 15 and they can have a structural engineer look into it that and come before the board.

The city will continue to move forward with the process. There is a 4-week period to work with, it will not be a cheap repair, the property at 2 Ruth is owned or associated with the same entity is about to be looked at as well. These conversations need to happen with Mr. Kearney's office and Inspections and Ms. Calvert's group but now nothing will happen until February 15. Ms. Calvert does have procurement experience, and states if you are approving the bid notice to be published, the notice should say the demolition or repair of or stabilization of 28-34 Ruth St., not just the demolition. They can have the option to see if the building can be repaired or if it needs to be demolished. Mr. Kearney states they have not been inside east or southern section of the property to determine if its salvageable, an asbestos inspection will need to be done. They can allow a contractor to come in and allow the evaluation. The city's position is to move forward with demolition because the city is not interested in doing repairs. They can have a licensed contractor come in and do the work. Ms. Calvert requests to add a repair line item. Mr. Smith states if there is work on the property, the city is paying for it. The city's position is not to repair, the owner can repair. Mr. Long states there is a month to come up with a plan, funding, have someone come in make that determination. You need to prove first, you own it, have a plan and have funding. Mr. Ratliff doesn't understand why they would demo it and lien the owner. Mr. Long states it's a danger to the community. There is much communication back and forth. Mr. Smith states the onus is on the owner to come up with the plan. Ms. Calvert describes what Buy Ability does and asking for assistance in bringing in bids for repair. Mr. Long states the repair is on the owner, prove you are the owner, have the funding, have a plan and the city would welcome a rehab agreement with them. The Board is going ahead with the order. Mr. Smith states provide the information if they have a contractor who would repair the wall and look into it. Mr. Ratliff states he is just asking for time. No action. (Ins. No. 24-029A)

Correspondence received from Dean Button, Capital Improvements Board, requesting \$80,480.00 of CIB Funding to be allocated for the Safe Streets and Roads for All submitted for approval. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-030)

Correspondence received from Dean Button requesting \$1,444,642.42 of CIB Funding to be allocated for the Summer Street Reconstruction Drive construction engineering and observation submitted for approval. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-030)

Correspondence received from Dean Button requesting \$22,710.00 of CIB Funding to be allocated for the City Hall Siren Relocation submitted for approval. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-030)

Correspondence received from Dean Button requesting \$235,993.61 of CIB Funding to be allocated for Invoice No. 6 to Northern Indiana Commuter Transportation District to accommodate Downtown Hammond Station submitted for approval. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-030)

Correspondence received from Dean Button requesting \$86,620.90 of CIB Funding to be allocated for the Wabash street widening submitted for approval. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-030)

Under News Business, Certificate of Self Insurance received from Controller's Office submitted for approval. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-031)

Worker's compensation contract renewal for January 2024 through January 2025 with Gallagher Bassett submitted for approval. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-032)

Request for advertising dates of January 25, 2024 and February 1, 2024 with a bid opening of February 15, 2024 for the demolition of properties located at 28-34 Ruth and 3323 165th Street submitted for approval. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-033)

Resolution and Intergovernmental Agreement with Hammond Redevelopment to transfer property located at 5626 Walter Avenue submitted for approval. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-034)

Right of Way Permits (4) received from Engineering submitted for approval. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-035)

Disposal Authorizations received from Police Department submitted for approval. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-036)

Resolution of the Board of Public Works and Safety naming Thomas P. Dabertin as its Appointment to the Hammond Plan Commission. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-037)

Under Old Business, Agreement to Rehabilitate property located at 1434 Sherman Street submitted for approval. Motion by Ms. Greenwell to approve and set for status on April 11, 2024; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-038)

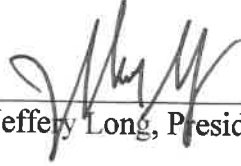
Status – 5235 State Line – Mr. Smith states there was a problem with the plumber so the owners are looking for another. Request a 30-day status. Motion by Ms. Greenwell to set for status on February 29, 2024; seconded by Mr. Kalina. AYES ALL. Motion carried.

Status – 6624 Missouri – Mr. Smith requests a 60-day status. Motion by Ms. Greenwell to set for status on March 14, 2024; seconded by Mr. Kalina. AYES ALL. Motion carried.

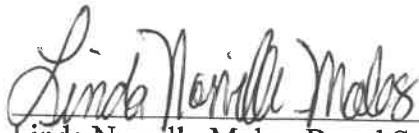
There being no further business to come before the Board, motion by Ms. Greenwell to adjourn; seconded by Mr. Kalina. The regularly scheduled meeting adjourned at 9:44 a.m.

APPROVED:

BY: _____


Jeffery Long, President

ATTEST:


Linda Norville-Moles, Board Secretary