

BOARD OF PUBLIC WORKS AND SAFETY MINUTES OF FEBRUARY 8, 2024

The regularly scheduled meeting of the Board of Public Works and Safety convened at 9:05 a.m. on Thursday, February 8, 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 February 1, 2024; seconded by Mr. Kalina. AYES ALL. Motion carried.

Under Matters From Other Department Heads/Their Representatives, Request for Proposals for the design of the new NICTD Westlake Downtown Hammond Station. Mr. Button states he received 6 proposals, 3 letters to decline and provided copies to the Board. Motion by Ms. Greenwell to accept; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-052)

Under Correspondence, correspondence received from Dean Button, Capital Improvements Board, requesting \$22,366.00 of CIB Funding to be allocated for the Initial Site Characterization – 4703 Hohman, Chicago Street Phase 2 project submitted for approval. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-053)

Correspondence received from Dean Button requesting \$23,337.77 of CIB Funding to be allocated for the Hohman Avenue Phase 1 project and Change Order No. 16 with Rieth-Riley Construction submitted for approval. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-054)

Correspondence received from Dean Button requesting \$57,815.00 of CIB Funding to be allocated for the Stateline Road Closure and Change Order No. 2 with Rieth-Riley Construction submitted for approval. Motion by Ms. Greenwell to approve the funding and change order; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-055)

Correspondence received from Dean Button requesting \$450,000.00 of CIB Funding to be allocated for 2024 Sidewalk Program submitted for approval. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-056)

Correspondence received from Dean Button requesting the approval for the placement of a “No Dumping” sign to be placed in the right of way behind the asphalt on the northwest corner of 150th and White Oak Avenue. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-057)

Under New Business, Right of Way Permits (3) received from Engineering submitted for approval. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion

carried. (Ins. No. 24-058)

Notice of Violation Hearing – 1320-22 Michigan St. Inspector Castro states an inspection was completed in October of 2023 and the basement apartment did not meet current building codes and requested an order to remove it. Owners live in Australia and property manager was present during inspection. He is a licensed contractor and has worked on removing the illegal unit and will complete a final inspection, therefore, requesting the Board to approve the Findings. Motion by Ms. Greenwell to approve the Findings; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-059)

Notice of Violation Hearing – 4350 Sheffield Ave. Inspector Pajdzik states the property was inspected on December 1, 2023 and discovered issues with the rear apartment, lack of fire separation, rear addition to the property connected to the front structure, which did not have permits to account for the creation of the addition to an apartment and request to affirm the removal order. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Jesse Rodriguez appears on behalf of Reliable Properties to address concerns with the property. They tried to pull permits and received a letter to come to this hearing and would like to address these issues to be in compliance. Mr. Farrell states it sits as a four unit, with the rear attachment building that fails to meet any of the minimum standards. They can submit plans to review to make the structure fall within the requirements to be occupied safely. Mr. Rodriguez states they are ready to proceed with contractors but permit was denied until hearing. Mr. Smith asks if the plans have been given to the city. Mr. Rodriguez states they were never requested. Motion by Ms. Greenwell to withdraw the previous motion and set for status on February 22, 2024; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-060)

Authorization for Placement with SoundThinking, Inc. for the placement of sensors on city owned property. Mr. Smith wants to make sure these are on city owned property. Mr. Long states the list is all city properties. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 24-061)

Under Old Business, Status – 424 Gostlin (aka 4504 Towle) Mr. Smith states the current status is that on January 4, Mr. Cossyleon objected, the Board heard all the evidence and affirmed the Order. He also mentioned at that time, he was willing to allow for an inspection but that did not happen. Mr. Lewter clarifies that he made several phone calls to Mr. Cossyleon and Mr. Cossyleon said he had to wait for his attorney, so no inspection was scheduled and hopes he will agree to a date and time at this meeting and requests police presence going forward. Mr. Cossyleon said there is a misunderstanding, he agreed to the inspection of the parking lot, he hired Mr. Flores and he could not pull a permit. He agreed to pay \$150 to have parking lot inspected, he gave all the paperwork and it has been over 6 months. Mr. Cossyleon states his building is a warehouse and no one has the right to come inside his building, its illegal and insane and that other buildings are falling. He also said the city wants to tear his building down, they changed the ID numbers, put on the tax sale even though he pays early, he went to the FBI. Mr. Long states we are not talking about the parking lot. Mr. Smith states he recently paid for

the demolition inspection, so if the Board affirms an order under the unsafe building act, there is a resolution to work on getting property off demolition list, pay for inspection, and bring into compliance. The City has a valid affirmed order that was not appealed, and would like to work with Mr. Cossyleon to get this building into compliance. If he doesn't want to try to get this off the demolition list, the city will proceed with demo process. Mr. Cossyleon states he needs to go to court before a judge to get to this point. He paid the \$150 for the parking lot and put on the demolition list because the parking lot is not suitable and a scratch in front of the building. This is what he understood to be and a letter from his lawyer went out to say the property is not permissible to go inside because it is his warehouse. Mr. Long questions why they would demo a parking lot. Mr. Cossyleon states they used the parking lot and why demo a building that is brand new. Mr. Long asks if he wants to schedule a time for an inspection. Mr. Cossyleon refuses to answer. Mr. Long states that since he hasn't said yes, assumed he says no and the city will proceed with the process. Mr. Smith states that the only way to stop the demolition is to follow the resolution which is to pay for an inspection, have the inspection, enter into a rehab agreement and move forward. It is up to him if he wants to move forward but the process will continue to move forward. Mr. Smith states if it is a warehouse then discuss with zoning to be properly zoned as a warehouse, the city has it as a vacant building. Let Mr. Lewter inspect it, determine if it is a warehouse and have it rezoned. Mr. Cossyleon will talk to his lawyer. Mr. Smith requests his lawyer contact him. Mr. Kearney states if it is on the demo list it will need a demolition inspection, no contractor can pull permits until they have the demolition inspection. Mr. Long explains two people will come inspect the property. If it is zoned as a warehouse this could be done. Mr. Long states we will need an answer in a timely fashion because it is moving forward. Mr. Cossyleon states John Davis is the lawyer and will have him contact the city. (Ins. No. 24-062)

Status – 251 Detroit St. Mr. Smith states this is the property where the owner resides in it. Ms. De La Paz is not present and requests Linda to send a letter to appear for status. Motion by Ms. Greenwell to set for status on March 14, 2024 and send a letter; seconded by Mr. Kalina. AYES ALL. Motion carried.

Status – 607 State St. Mr. Smith states the owners did pay for an inspection and possible rehab property within the next couple weeks. Motion by Ms. Greenwell to set for status on March 14, 2024; seconded by Mr. Kalina. AYES ALL. Motion carried.

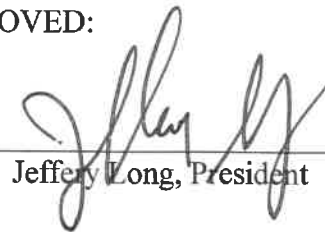
Status – 658 State St. Mr. Smith states owner stated he wanted to fix up, no inspection and have not heard from him. Mr. Alfredo Cornejo presents and states he didn't realize so much stuff and looking for a place to move it, cannot walk through and would like a little more time for the inspection. Mr. Cornejo states he will pay for the inspection on Friday and will have stuff moved out within three weeks. Motion by Ms. Greenwell to set for status on March 14, 2024; seconded by Mr. Kalina. AYES ALL. Motion carried.

Status - 6946 Arizona. Mr. Smith states this is Mr. Rhodes' property, fence is gone and shed is allegedly down and requests 60 days. Motion by Ms. Greenwell to set for status on April 18, 2024 and send a letter; 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 9:47 a.m.

APPROVED:

BY:


Jeffery Long, President

ATTEST:


Linda Norville-Moles, Board Secretary