

MINUTES
BOARD OF PUBLIC WORKS AND SAFETY
NOVEMBER 12, 2015

The regularly scheduled meeting of the Board of Public Works & Safety convened at 9:00 a.m., in Council Chambers of Hammond City Hall. A roll call was taken: Mr. Dostatni - present; Ms. Garay – present; Mr. Smith – present.

Motion by Mr. Dostatni to defer approval of the minutes of the meeting of June 25, 2015; seconded by Mr. Smith. AYES ALL. Motion carried.

Agreement with Nies Engineering, Inc. for Lake Avenue Rehabilitation Project. Motion by Mr. Smith; seconded by Ms. Garay. AYES ALL. Motion carried. (Ins. No. 15-1,006)

Modification to Access Request received from AECOM for environmental investigation. Motion by Mr. Smith; seconded by Ms. Garay. AYES ALL. Motion carried. (Ins. No. 15-1,007)

Request for bid dates of November 19, 2015 and November 26, 2015 with a bid opening date of December 10, 2015 for the 6th District Local Street Project – Missouri Avenue Lighting Project – 169th Street to 165th Street and the 6th District Local Street Project – Montana Avenue Lighting Improvement – 169th Street to 165th Street. Motion by Mr. Smith; seconded by Ms. Garay. AYES ALL. Motion carried. (Res. No. 2837)

Disposal Authorizations received from the Hammond Police Department. Motion by Mr. Smith; seconded by Ms. Garay. AYES ALL. Motion carried. (Ins. No. 15-1,008)

Request for advertising dates of November 19, 2015 and November 26, 2015 with a bid opening date of December 10, 2015 for the purchase of four (4) or less Tandem Axel Dump Trucks and six (6) or less 3/4 Ton Regular Cab/Optional Extended Long Bed Pick Up 4WD With 9ft Pro Plus Western Plow With Hand Control. Motion by Mr. Smith; seconded by Ms. Garay. AYES ALL. Motion carried. (Res. No. 4033)

Bid recommendation received from Chief of Inspections James Callahan for demolition of property located at 4503 Hohman Avenue to JM Industrial Services, Inc. Motion by Mr. Smith; seconded by Ms. Garay. AYES ALL. Motion carried. (Ins. No. 15-1009)

Attorney Kevin Smith appears for the City for the following demolition hearings and advised all parties have been property noticed.

Demolition hearing on property located at 728 118th Street. Property owner fails to appear. Corporation Counsel, Ms. Kristina Kantar, said the house and garage were involved in a fire and the property owner was given two (2) weeks to self-demolish but has not. Ms. Kantar requested this property be demolished, both house and garage, as an emergency demolition to be done by JM Industrial Services. Motion by Mr. Smith; seconded by Ms. Garay. AYES ALL. Motion carried.

(Ins. No. 15-1010)

Demolition hearings on property located at 3103 163rd Place. Property is owned by UNI from donation of Wells Fargo. Mr. Smith said repairs are being made and requested this matter be continued to January 14, 2016. Motion by Mr. Smith; seconded by Ms. Garay. AYES ALL. Motion carried.

Demolition hearing on property located at 241 173rd Street. Attorney Kacmarik appears for owner who says he cannot post bond. Mr. Kurt Koch, Commissioner, Building Department, said he inspected the property on September 3, 2015 and there has been no progress. Mr. Smith requested the Board affirm the Order to Demolish and bid. Motion by Mr. Smith; seconded by Ms. Garay. AYES ALL. Motion carried.

Demolition hearing on property located at 1510 173rd Street. Property owner, Ms. Randal, appears and said she had trouble with the contractors which is why no progress has been made. Mr. Smith advised the agreement for repair has expired. Ms. Randal said she would sign another agreement to get the repairs done. Mr. Smith requested the Board affirm the Order to Demolish and bid. Motion by Mr. Smith to affirm the Order to Demolish; seconded by Ms. Garay. AYES ALL. Motion carried.

Demolition hearing on property located at 7404 Beech Avenue. Property owner fails to appear. Mr. Smith said there is a new roof and siding but the agreement for repair has expired. Mr. Smith requested this property be removed from the demolition list. Motion by Mr. Smith; seconded by Ms. Garay. AYES ALL. Motion carried.

Demolition hearing on property located at 2408 Birch Avenue. Attorney for the owner appears and plumbing has been completed. Mr. Smith said the plumbing will need to be inspected by the Building Department. Mr. Smith then said the Building Department will monitor the status of the property.

Demolition hearing on property located at 5714 Calumet Avenue. Property owner fails to appear. Mr. Smith said the Agreement to Rehabilitate has expired but progress is still being made and then requested this matter be set for status. Motion by Mr. Smith to set this matter for status on January 14, 2016; seconded by Ms. Garay. AYES ALL. Motion carried.

Demolition hearing on property located at 5604 Claude Avenue. Mr. Smith requested this property be removed from the demolition list as repairs have been made and property is occupied. Motion by Mr. Smith; seconded by Ms. Garay. AYES ALL. Motion carried.

Demolition hearing on property located at 531 Cherry Street. Property owner fails to appear. Mr. Smith said a rehabilitation agreement has been mailed to the owner but not yet returned and there is a new roof. Motion by Mr. Smith to continue this matter to January 14, 2016; seconded by Ms. Garay. AYES ALL. Motion carried.

Demolition hearing on property located at 503 Conkey Street. Property owner fails to

appear. Mr. Smith said the agreement regarding repairs has expired but repairs continue and the Building Department can monitor. Motion by Mr. Smith; seconded by Ms. Garay. AYES ALL. Motion carried.

Demolition hearing on property located at 1126 Drackert Street. Property owner, Ms. Cruz, appears and said she was going live there but previously indicated otherwise. Mr. Smith said the property was Ordered Demolished on April 30, 2015 and if a signed Agreement to Rehabilitate is not received by December 3, 2015 demolition permits will be issued.

Demolition hearing on property located at 27 Elizabeth Street. Property owner fails to appear. Mr. Smith said an agreement for repair has been approved and progress is being made on the house. Mr. Smith then requested the Board continue this matter for status. Motion by Mr. Smith to continue this matter to January 14, 2016; seconded by Ms. Garay. AYES ALL. Motion carried.

Demolition hearing on property located at 211 Hanover Street. Property owner fails to appear. Mr. Smith requested this matter be taken off of the demolition list as the exterior has been repaired. Motion by Mr. Smith; seconded by Ms. Garay. AYES ALL. Motion carried.

Demolition hearing on property located at 6132 Harrison Avenue. Attorney David Novak appears for the property owner and said the exterior is done and the interior is almost complete. Mr. Smith said the Building Department will monitor this property.

Demolition hearing on property located at 6320 Harrison Avenue. Property owner, Ms. Kuo, appears and said repairs are all nearly complete. Mr. Smith said the Building Department will monitor this property.

Demolition hearing on property located at 430 Highland Street. Property owner fails to appear. Mr. Smith said a demolition order has been entered, an Agreement to Rehabilitate signed, permits pulled then a stop work order was issued due to repair work being done without permits. Mr. Smith said the house is stripped down to the boards. Mr. Smith requested this matter be set for status. Motion by Mr. Smith to set this matter for status on January 14, 2016; seconded by Ms. Garay. AYES ALL. Motion carried.

Demolition hearing on property located at 1130 Highland Street. Property owner fails to appear. Mr. Smith said the Agreement to Rehabilitate has expired but progress is being made and the Building Department will monitor this property.

Demolition hearing on property located at 4504 – 10 Hohman Avenue. Mr. Smith advised the railroad may take the property and has already made an offer to the property owner. Attorney Muenich represents the property owner. Mr. Smith requested this matter be continued to January 14, 2016 for status of the taking. Motion by Mr. Smith; seconded by Ms. Garay. AYES ALL. Motion carried.

Demolition hearing on property located at 6537 Madison. Attorney David Novak, for property owner said the exterior is done but not the interior. Mr. Smith shows photographs of the

exterior, there is significant progress and the Building Department will monitor status.

Demolition hearing on property located at 6239 Monroe Avenue. Property owner, Mr. Ruben Hernandez, appears. Mr. Hernandez said he will self-demolish the garage. Mr. Smith said the exterior does show progress and then requested this matter be set for status on January 14, 2016. Motion by Mr. Smith; seconded by Ms. Garay. AYES ALL. Motion carried.

Demolition hearing on property located at 6317 Monroe Avenue. Property owner, Ms. Kuo, appears. Mr. Smith said progress is being made and requested this matter be set for status. Motion by Mr. Smith to set this matter for status on January 14, 2016; seconded by Ms. Garay. AYES ALL. Motion carried.

Demolition hearing on property located at 827 Morris Street. Property owner appears. Mr. Smith said this property has been fully repaired and can now be removed from the demolition list.

Demolition hearing on property located at 1116 Moss Street. Property owner fails to appear. Mr. Smith said there is a signed Agreement to Rehabilitate which expires on December 1, 2015 but photographs show no work having been done. Mr. Smith requested this property be bid for demolition and set for status on January 14, 2016. Motion by Mr. Smith; seconded by Ms. Garay. AYES ALL. Motion carried.

Demolition hearing on property located at 6419 Nebraska Avenue. Property owner fails to appear. Mr. Smith said all repairs have been completed and this property will be removed from the demolition list.

Demolition hearing on property located at 6333 New Jersey Avenue. Mr. Smith said he received correspondence from Attorney David Mears, for property owner Mr. Tim Durnin. Mr. Smith said Mr. Mears has a conflict with today's hearing and requested it be continued to November 19, 2015. Motion by Mr. Smith to continue this matter to November 19, 2015' seconded by Ms. Garay. AYES ALL. Motion carried.

Demolition hearing on property located at 4723 Sheffield Avenue. Property owner, Mr. Franks, appears and said he has paid for an inspection. Mr. Smith said there has been some progress and requested this matter be continued to January 14, 2016. Motion by Mr. Smith; seconded by Ms. Garay. AYES ALL. Motion carried.

Demolition hearing on property located at 7609 Walnut Avenue. Attorney bob Golding appears for the property owner and requested additional time. Mr. Smith said photographs show no progress being made on the exterior of the property. Mr. Smith then requested this matter be continued to December 17, 2016 for status. Motion by Mr. Smith; seconded by Ms. Garay. AYES ALL. Motion carried.

Demolition hearing on property located at 5554 Walter Avenue. Property owner, Ms. Irene Botello, appears. Mr. Smith said repairs have been made to the exterior of the property and this property should be removed from the demolition list.

Demolition hearing on property located at 7446 White Oak Avenue. Attorney Sam Zabaneh appears for Bank of America. Mr. Smith said contractors doing the work were not licensed, did not pull permits and the garage built by the contractor is faulty and must be torn down. Mr. Smith requested the bank be given until December 10, 2015 to complete repairs or demolition permits will issue. Motion by Mr. Smith; seconded by Ms. Garay. AYES ALL. Motion carried.

Demolition hearing on property located at 938 Wilcox Street. Property owner appears. Mr. Smith said the Agreement to Rehabilitate has expired but progress is being made. Mr. Smith then said no further status date needed as the Building Department will monitor.

Demolition hearing on property located at 1125 Wilcox Street. Attorney Tim McKay appears and said the garage has been self-demolished and the house is being sold to Region Renovations who will have an inspection done and sign an Agreement to Rehabilitate prior to January 14, 2016. Mr. Smith requested this matter be continued to January 14, 2016. Motion by Mr. Smith; seconded by Ms. Garay. AYES ALL. Motion carried.

Demolition hearing on property located at 6813 Woodmar Avenue. Attorney Giorgi appears for the property owner and said a new roof has been put on. Mr. Smith requested this matter be continued for status of repairs. Motion by Mr. Smith to continue this matter to January 14, 2016; seconded by Ms. Garay. AYES ALL. Motion carried.

All demolitions at (Ins. No. 15-1011)

Hearing on property located at 430 Highland Street. Mr. Smith said this matter was heard earlier in this meeting. (Ins. No. 15-1012)

Notice of Violation hearing on property located at 4914 Calumet Avenue. Property owner appears. Mr. Kelly Kearney, Commissioner, Code Enforcement, requested this matter be continued. Motion by Mr. Smith to continue this matter for status on January 14, 2016; seconded by Ms. Garay. AYES ALL. Motion carried. (Ins. No. 15-1013)

Rental registration hearing on property located at 7044 McCook Avenue. Property owner appears and said he lives in one unit, had the renter evicted in the other unit which is now vacant and was not aware of rental registration. Motion by Mr. Smith to waive the late fee and assess rental registration of \$5 per unit for 2015; seconded by Ms. Garay. AYES ALL. Motion carried. (Ins. No. 15-1014)

Rental registration hearing on property located at 4024 – 4026 Hohman Avenue. Property owner appears, said he bought the house in October of 2014 and was not aware of rental registration. Motion by Mr. Smith to waive the late fee and assess rental registration at \$5 per unit; seconded by Ms. Garay. AYES ALL. Motion carried. (Ins. No. 15-1015)

Rental registration hearing on property located at 7113 Howard Avenue. Property owner appears, said he was turned into collections and paid \$660. Motion by Mr. Smith to waive the late

fee and assess rental registration at \$5 per unit; seconded by Ms. Garay. AYES ALL. Motion carried. (Ins. No. 15-1016)

Rental registration hearing on property located at 6528 Meadow Lane. Property owner fails to appear. Motion by Mr. Smith to assess five (5) late fees for the years 2011 through 2015 and rental registration at \$325 for the years 2011 through 2015; seconded by Ms. Garay. AYES ALL. Motion carried. (Ins. No. 15-1017)

Rental registration hearing on property located at 3335 175th Place. Property owner appears, and said he requested his hearing for last week be continued as he had to attend a court hearing. Property owner said he had lived in the property as a tenant until purchasing it in 2010 and was not aware of fees for rental registration. Motion by Mr. Smith to rescind last week's order and waive the late fee and assess rental registration at \$80 per unit for 2013, \$80 per unit for 2014 and \$5 per unit for 2015; seconded by Ms. Garay. AYES ALL. Motion carried. (Ins. No. 15-1018)

Correspondence received requesting a hearing regarding rental registration on property located at 4418 Torrence Avenue. Motion by Mr. Smith to set this matter for hearing on December 3, 2015; seconded by Ms. Garay. AYES ALL. Motion carried. (Ins. No. 15-1019)

Agreement to Rehabilitate Property Located at 1117 Michigan Street submitted for approval. Motion by Mr. Smith; seconded by Ms. Garay. AYES ALL. Motion carried. (Ins. No. 15-1020)

Under Matters from Board Member, Mr. Smith said there will not be a meeting on November 26, 2015 due to the Thanksgiving holiday.

Under Meeting Opened to the Public, Mr. Javier Reyes, 728 118th Street, appeared late for the demolition hearing heard earlier in the meeting. Mr. Reyes said he would like to rebuild on the lot. Ms. Kantar advised zoning requirement now require a lot to be fifty (50) foot wide to build a hone on and the current lot is only thirty (30) wide and there was a vote earlier in the meeting to have an emergency demolition done because of the condition of the structures. Mr. Reyes said he feels like he has "been put to the side" regarding the demolition. Mr. Kearney said the buildings, house and garage, both need to be demolished before someone gets hurt.

There being no further business to come before the Board, motion by Mr. Dostatni to adjourn; seconded by Mr. Smith. The regularly scheduled meeting adjourned at 9:36 a.m.

APPROVED:

By: _____
Stanley Dostatni, Vice President

ATTEST:

Lynn Laviolette, Secretary