

**BOARD OF PUBLIC WORKS AND SAFETY
MINUTES OF OCTOBER 5, 2023**

The regularly scheduled meeting of the Board of Public Works and Safety convened at 9:01 a.m. on Thursday, October 5, 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 September 29, 2023; seconded by Mr. Kalina. AYES ALL. Motion carried.

Under Correspondence, correspondence received from Dean Button requesting \$143,126.77 of CIB Funding to be allocated for the NICTD Invoice No. 5 – Accommodate New Downtown Station Grade Correction submitted for approval. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 23-905)

Correspondence received from Dean Button requesting \$50,000.00 of CIB Funding to be allocated for general geotechnical engineering services and corresponding Agreement with Advanced Engineering Services submitted for approval. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 23-906)

Correspondence received from Dean Button requesting \$90,500.00 of CIB Funding to be allocated for the Kennedy Avenue Reconstruction – 164th Place to 169th Street and corresponding Supplement Agreement with Lochmueller Group submitted for approval. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 23-907)

Correspondence received from NIES Engineering, Inc. recommending the quotes for the Alley Fence Project located to the northwest of 150th Street and Columbia be awarded to H3 Concrete, Inc., who had the most responsive and responsible quote in the amount of \$17,965.00. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 23-908)

Correspondence received from Gariup Construction requesting a partial lane closure under the pedestrian bridge on Calumet Avenue, south of River Drive on October 10 and 11, 2023 with a back-up of October 12, 2023. The intent is to close the center lane daily and reopen at 4:30 each day. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 23-909)

Correspondence received from William Short, Chief of Police, requesting Officers Andrew Laurinec and Gregory Flores receive Evidence Technician Specialty Pay as of September 29, 2023. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 23-910)

Out of Order -

Status – 7235 Calumet Ave. Attorney Jonathan Petersen states he represents the purchaser, Ms. Herrera regarding the land contract purchase. Mediation is set and he is hoping for a resolution and request this be set over. There are no residents occupying at this time. Motion by Ms. Greenwell to set for status on January 11, 2024; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 23-910)

Under New Business, Disposal Authorizations received from Hammond Police Department submitted for approval. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 23-911)

Unsafe Building Demolition Lien for 6720 Ontario Ave. and 6812 Idaho Avenue submitted for approval to record. Mr. Smith would like these to be part of the record. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 23-912)

Findings and Order regarding Gas Depot Company located at 3350 Calumet Avenue. No action. (Ins. No. 913)

Right of Way Permits received from Engineering submitted for approval. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 23-914)

Garage Sale Permits submitted for approval. Motion by Ms. Greenwell to approve; seconded by Mr. Kalina. AYES ALL. Motion carried. (Ins. No. 23-915)

Demolition Hearings – Mr. Smith states all the properties have been properly noticed, certified mail., US mail, publication and posting on property for service. (Ins. No. 23-916)

1305 171st St. - Owner listed as Richard E. Cooley with mortgage from U.S. Bank. Photos show what appears to be a vacant house, screens on the ground and overgrowth. Marked uninhabitable due to gas leak in August, 2023. Owner has allegedly passed away in 2022. Mr. Berger appears on behalf of the bank and states both owners have passed away and questions if order is affirmed, is rehabbing an option. Mr. Smith states he would request the order be entered, bank can pay for an inspection fee and then a rehab can be entered. Mr. Lewter is the person to contact. Motion by Ms. Greenwell to affirm the Order; seconded by Mr. Kalina. AYES ALL. Motion carried.

6946 Arizona – Owner listed as Sundancer Properties LLC, Chris Rhodes is registered agent. No contact. Neighbors complains about vacant property. No water service since 2008. Garage is falling apart and fence is dilapidated. Mr. Rhodes states building and electrical permits

were pulled, outside looks good and should be done within 3 weeks. Mr. Kearney has confidence that the rehab will get done. Mr. Smith requests to enter the order and set for status. Motion by Ms. Greenwell to affirm the Order and set for status on December 7, 2023; seconded by Mr. Kalina. AYES ALL. Motion carried.

4344 Clark Ave. (garage) – Owner listed as Dominic Kosteris out of Chicago. He has contacted the law department via email and wants to self-demolish. Mr. Kosteris was defaulted in court in June of 2023 from Inspections. Neighbors have complained. Photos show holes in roof and door. Mr. Castro states he has an issue with property and needs a licensed contractor. Mr. Smith requests to enter the order. Motion by Ms. Greenwell to affirm the Order; seconded by Mr. Kalina. AYES ALL. Motion carried.

4208 Hohman Ave. – Owner listed as Debra Kurella as Trustee of Moulesong Living Trust. Inspections report has been a problem for a while and “owner” tells them he only stays in it once in a while. The property has had no water or electricity for over a year and is full of garbage and overgrown. Mr. Smith states default was entered in court on July 20, 2023 for \$2,500.00 and requests to enter the order. Motion by Ms. Greenwell to affirm the Order; seconded by Mr. Kalina. AYES ALL. Motion carried.

5661 Sohl Ave. – Owner listed as Darnale Shamble, Inc. LLC. Photos show two story structure that appears to be abandoned, boarded up window, open windows, peeling paint, broken window and glass. Mr. Cervantes appears for Mr. Shamble and Ms. Battle appears via Zoom and states Mr. Shamble wants to pull permits to get these things completed. Mr. Smith presents photos. Ms. Battle states Darnale is requesting a one-year extension. Mr. Smith requests to enter the order, request an inspection and then the rehab process can begin. Ms. Battle states they have shown progress. Mr. Smith requests to enter the order, to deny the one-year extension and keep the process moving. Motion by Ms. Greenwell to affirm the Order; seconded by Mr. Kalina. AYES ALL. Motion carried.

1101 Truman – Owner listed as 20th Eisenbrandt Trust. Photos show boarded up abandoned property 2-story structure with tires, tree limbs, broken fence and deteriorating siding. Doors and windows have peeling paint and property appears to be vacant and abandoned. Mr. Castro states this property has been vacant for 2 years with no contact with the owners, with a cut and clean lien. Mr. Smith requests to enter the order, no one appears. Motion by Ms. Greenwell to affirm the Order; seconded by Mr. Kalina. AYES ALL. Motion carried.

1037 Ames - Owner listed as Toni Walker and sisters. Ms. Walker cannot get her family to sell or fix up the property. Photos show boarded up property with overgrowth and dilapidated stairs. Property appears to be vacant and blighted. Ms. Walker states she is having problems with sisters and brother about selling, she cannot do it and she has paid for the grass and bushes to be trimmed. Mr. Smith states there is potential to rehab and requests the order be entered. Motion by Ms. Greenwell to affirm the Order; seconded by Mr. Kalina. AYES ALL. Motion carried.

Status 2314 Indianapolis Blvd. Mr. Castro states he spoke with the contractor and requests a 2-week status. Motion by Ms. Greenwell to set for status on October 26, 2023; seconded by Mr. Kalina. AYES ALL. Motion carried.

Fueling Station Exception Hearings. – Kennedy Citgo, 7305 Kennedy Ave. Mr. Kayed Hamad, Manager appears. Proper notice to surrounding neighbors has been confirmed. Mr. Hamad states this station is on the FUSUS program. (Exhibit A) and provides receipts. Mr. Hamad will email photos Group Exhibit B.

Mr. Hamad believes they have fulfilled all the requirements. 1) On FUSUS program; 2) new lighting; 3) security, bullet proof glass, door buzzers; 4) located on a main street of highway; (5) 10 years, no city and police; 6) license update.

Mr. Hamad states when the previous owner closed, there were break-ins, damage to pumps so if they were to close, this is the fear, it would be a financial burden, and employees would have no employment. Mr. Hamad doesn't see anything else the city has asked that he has not fulfilled, willing to fix and get up to code.

Mr. Smith questioned the business percentage during the 12-5 hours and Mr. Hamad states about 15%. Confirmed same ownership for the last 10 years, within two blocks of highway, nearest residence abutt the alley and the 12 – 5 hours are not a problem.

Mr. Smith presents on behalf of the city. The factors: Exhibit 1 – Police Logs – since 2019, 167 calls with various incidents, gun accident, requires extra patrol within the last 24 months, 25-28 calls. No homicides.

Sgt. Christopher Gootee, sworn in. Sgt. Gootee handles the technology and computer system in the city. States Mr. Hamad bought devices inside and outside. The led lighting is good, he has used the video in recent investigation, very cooperative, security good and is satisfied.

Mr. Smith states station is on a main street, residents are down the alley, not far off, and well lit.

Exhibit 2 – Report of Mr. Novak. Assistant City Planner, Thomas Novak, sworn in. Mr. Novak took photos and drafted the report. On safety related issues, signage covers windows so police would not be able to see inside, address on outside of building, needs to be ADA compliant, dumpster. There is a new alley fence and short metal fence in parkway.

Mr. Hamad questions Mr. Novak on some of the safety issues.

Mr. Smith continues that there is proper lighting.

Exhibit 3 – Business license is valid.

Exhibit 4 – Mr. Farrells summary of citations.

Mr. Nick Farrell sworn in. Mr. Farrell states he drafted the summary, there are no active citations but some concerns.

Mr. Hamad has not complied and will provide an email with photos.

In closing, Mr. Hamad states he does not see a problem with this station being open. The property is within 2 blocks of highway, there is a high-rise sign that can be seen from highway, it is on a main street, well lit, new pumps and new image. Cashier's are protected by glass. The police calls are mostly to protect people so the police are notified, no injuries to employees, no outside problems and no real safety concerns. Calls are to protect, they are not crime. If closed, there would be no protection. Mr. Hamad is willing to work with city and police department, they are easy to work with, they maintain the property and will correct the minor issues.

In closing, Mr. Smith states part of the job is to present the facts and has concerns with 1st photo that show windows completely covered and request to comply immediately.

The Board will take this matter under advisement and notify the petitioner in writing by regular, certified and electronic mail within 10 days. (Exhibits – Ins. No. 23-917)

Fueling Station Exception Hearings – Sav-A-Stop, 7452 Indianapolis Blvd. Mr. Badr Abdullah, owner.

Exhibit A – Invoice – Alert Alarm, Inc.
Witness- Manager

Mr. Abdullah is the owner of the gas station, there are cameras, and proper lighting, no issues with customers, will have security guard in the 12-5 hours, in order to stay open. Previous owner had problems when they were closed.

Mr. Smith asks a few questions and Mr. Abdullah states they are open 24 hours and not sure what type of cameras they have, it is near the highway, has LED lighting and the outdoor sign stopped working. It is not a new sign, only screen and no permit was pulled.

Ms. Laura Eberling, Manager – sworn in. Ms. Eberling states she has worked for the business for 6 years, they do not have issues, police calls are usually traffic, they have a lock box, and lights are bright. Ms. Eberling does not work nights.

Mr. Jim Witham – sworn in. Mr. Witham states this station has bullet proof glass. When

previously closed, there were break ins between 12-5, there are devices on the locks. Mr. Witham has concerns of break ins if the station is closed during these hours.

Mr. Smith presents on behalf of the city.

Exhibit 1 – Police logs, 23 calls within last 18 months, mostly trespassing, extra patrol, and the most violent is a robbery.

Sgt. Gootee, previously sworn in. Regarding FUSUS, they have received installation, 2 DVR 1 older, Someone questioned if they can later be disconnected. There is no visibility through the windows if a burglary occurred. It can be corrected and needs clean up. Mr. Gootee would make a recommendation to have newer cameras and broken window needs to be fixed.

Ms. Greenwell questions if the cameras are good quality and has concerns if you cannot see clerk. Sgt. Gootee states cameras are good quality and they could be reversed later and this is a concern.

Mr. Abdullah states they have 2 FUSUS camera and are willing to move them. And it is not his intention to disconnect.

Mr. Smith continues that there is adequate security, clear windows and hire a security guard. It is a residential and commercial area which is easily access by travelers.

Exhibit 2 – Summary and photos. Mr. Novak addresses concerns.

Exhibit 3 – Business license – issues with application

Exhibit 4 – Secretary of State Business information

Mr. Smith states there are issues with the application to renew Sav-A-Stop with name which will need to be corrected.

Mr. Abdullah closes with he is willing to work with city and police department, take out signs, add cameras, fix license.

Mr. Smith concerns are this is close to residential area, violent acts, graffiti which indicates gang presence, would like a tight watch on FUSUS, satisfy police concerns. If it is disconnected, the exception will be revoked, comply with Mr. Novak's concerns.

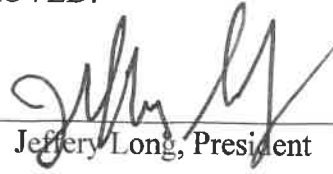
The Board will take this matter under advisement and notify the petitioner in writing by regular, certified and electronic mail within 10 days. (Exhibits – Ins. No. 23-918)

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 10:41 a.m.


APPROVED:

BY:



Jeffery Long, President

ATTEST:



Linda Norville-Moles, Board Secretary