

# **Town of Cedar Lake Unsafe Building Department June 15, 2011 Minutes**

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The Cedar Lake Unsafe Building Department held their regular public meeting on June 15, 2011. It was called to order at approximately 6:02 p.m. followed by the Pledge to the Flag. Those in attendance were: Tom Cutsinger, Citizen Appointee; Diane Cusack, Plan Commission Appointee; Greg Parker, Town Council Appointee; Tim Kuiper, Town Attorney; Ian Nicolini, Town Administrator; and Laurie Wyrick, Recording Secretary.

**Minutes:** Diane Cusack moved to approve the minutes from the May 18, 2011 Public Meeting. Tom Cutsinger seconded. After a roll call vote, the motion carried by a vote of 3 to 0.

## **1. Board Discussion:**

- A. 13513 Dewey Street:** Ian Nicolini stated that the owners are planning to deed the property to the Town; an offer and counter offer have been made. The owners are planning to submit documentation confirming costs accrued with the property to substantiate the monetary amount requested for the property. The Town Council has directed the Town Administrator to work with the owner towards procuring the property. Ian Nicolini stated that the goal of the Department is to use available monies and additional monies and funding when possible, in the event of this property, a recommendation to the Town Council that the deed is purchased using capital funding not Unsafe Building Department monies.
- B. 6801 W. 134<sup>th</sup> Court:** Tim Kuiper stated that a copy of the letter sent to Veteran's Affairs, dated June 2, 2011, requesting the costs of the clean up of the property be reimbursed to the Town. A time period of thirty (30) days is permitted, then a one (1) page submission is required by the Auditor's office to be collected in a similar fashion as taxes.
- C. 14530 Wheeler Street:** Ian Nicolini stated that the funding has been applied for the demolition of the parcel; the funds will be available at the beginning of the 2012 federal fiscal year (September/October 2011). Discussion is underway concerning surplus funds and projects that would be approved for action. Site to be visited to confirm that the property is secured.
- D. 9603 W. 133<sup>rd</sup> Avenue:** Ian Nicolini stated that staff has been directed to board up the property, costs are to be documented.
- E. 10833 W. 133<sup>rd</sup> Avenue:** Ian Nicolini stated that a building permit application has been submitted to replace the roof and deck on the structure. The Town is currently working with Lake County for inspections of the Hanover Middle School. Ian Nicolini stated that the Lake County inspectors have done inspections of the site. The preliminary reports state concerns about the electrical hazards, dry rot and the safety of the structure. Once the reports from the Lake County Inspector(s) have been received, copies will be given to the Unsafe Building Department Members. The contractor for the site is a specialty contractor who is not licensed in the Town. Greg Parker stated concerns about the length of time the building has been empty and would like the building to remain secured. Diane Cusack stated concerns about the owner's plans for the property. Ian Nicolini stated that the property be safe, secure and ready for sale, which does not mean the same as compliant. Ian Nicolini stated concerns about the fact that the property has dwelling above the commercial portion. Ian Nicolini requested that the Unsafe Building Department provide direction that the unsafe items, according to a structural engineer assessment as the concerns of the property are an unknown, are to be brought into

compliance within a specific time frame and that the work is completed by licensed contractors. Tom Cutsinger moved to direct that the Town move forward for compliance of items contained within a report from a licensed structural engineer within sixty (60) days and the structure to be secured. Diane Cusack seconded. After a roll call vote, the motion carried by a vote of 3 to 0. Tim Kuiper will set a hearing that will be status or action in August or September.

**F. 13212 Marquette Street:** Ian Nicolini stated that the home was in disrepair prior to the fire on site. The structure is vacant and adjacent to a cemetery where a Revolutionary War Veteran rests. Several old growth trees on site and poison ivy is on the property. Greg Parker requested the plans of the property owners. Ian Nicolini responded that locating the property owner is under way at this time. Tim Kuiper stated that if the Town believes the demolition costs will be less than ten thousand dollars (\$10,000.00), the demolition can be completed by Public Works Department. Ian Nicolini stated the property is a smaller home and could be accomplished in house. Diane Cusack moved to move forward with a public hearing on the property for demolition on July 20, 2011. Tom Cutsinger seconded. After a roll call vote, the motion carried by a vote of 3 to 0. Tim Kuiper will begin the notices for public hearing on this site.

**G. Demolish List:** Ian Nicolini stated that the Unsafe Building Department is starting with a solid list of properties in need of action within the Town and as the Unsafe Building Department moves forward and more funding becomes available can expand to more projects. Greg Parker requested that securing property in the Town continue. Tim Kuiper stated that the demolition order is valid for two (2) years and advised that the Unsafe Building Department hold public hearings on properties planned for the next two (2) years as the notification and public hearing process is completed they can be acted on once monies are available.

**H. Repair List:** None at this time.

**2. Town Administrator's Comment:** Ian Nicolini stated that the Unsafe Building Department may consider working with a company that has the same goals as the Unsafe Building Department as an advocacy with combining resources to address properties in the future.

**3. Public Comment:** None

**4. Adjournment:** 6:35 p.m. Greg Parker adjourned the meeting.

**Press Session:** None.

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Diane Cusack

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Tom Cutsinger

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Greg Parker

Attest: \_\_\_\_\_  
Laurie Wyrick, Recording Secretary