



**Town of Cedar Lake**  
**Unsafe Building Department**  
**Minutes**  
**October 19, 2016 6:30 p.m.**

Call to Order (Time): 6:30 p.m.

Pledge to Flag:

Roll Call:

Present Diane Cusack  
Present Richard Sharpe  
Present Greg Parker

Present David Austgen, Town Attorney  
Present Tim Kubiak, Director of Operations  
Present Brooke Faber, Recording Secretary

Others Present: Michelle Bakker, Building Administrator and Daniel Ford, Attorney

**Minutes:**

A motion was made by Diane Cusack and seconded by Richard Sharpe to approve the Minutes of the September 21, 2016 Public Meeting as presented.

Diane Cusack	Richard Sharpe	Greg Parker	Vote
Yes	Yes	Yes	3-0

**Old Business:**

**1. 13917 Soper Street – Owner: Kenneth Capps-**Tim Kubiak stated there has been no progress on this yet. It is scheduled for Monday. After the road projects are finished, will get it down. Michelle Bakker stated she spoke to an attorney for this property on October 14, 2016. Apparently it is going into foreclosure. She was sending a records request to get a copy of the unsafe report.

**2. 13324 Bell Street – Owner: Richard Loudermilk-**David Austgen stated the certified mail notice was returned not received. Need to publish in the newspaper. Will need two publications at least ten (10) days before the public meeting.

Motion		1 <sup>st</sup>	2nd	
Diane Cusack	Richard Sharpe	Greg Parker	Vote	

**3. 8913 W. 142<sup>nd</sup> Place – Owner: Bryan Oparka-**Michelle Bakker stated she talked to Brian and he is going to get worker's comp because the clearance certification is taking too long to get. Also, he would not be here tonight because he would be out of town. Greg Parker stated he has a problem with this. We said he needed to be at every meeting to update his progress and honestly I don't think any of us here believe he will get this project completed. David Austgen stated that he recommends notice be provided to him that at the next public meeting will consider an order affirming demolition. Send a letter stating if not in attendance at next meeting will proceed with demolition. Send it certified and regular mail. None of the other people including the bank with the attorney that drove in from Indianapolis, have ever come back, they realize what the story is. Direct staff to take action.

Motion		1 <sup>st</sup>	2nd	
Diane Cusack	Richard Sharpe	Greg Parker	Vote	

**4. 9303 W. 133<sup>rd</sup> Avenue – Owner Meyer-**Michelle Bakker stated she spoke with someone today, they have one estimate back, waiting to clarify a few things on his list before they accepted his proposal. David Austgen asked Michelle if she would send a note to those who have been in communication with them that it will be an item on the agenda for the next meeting.

Motion		1 <sup>st</sup>	2nd
Diane Cusack	Richard Sharpe	Greg Parker	Vote

**New Business:**

**1. 8510 Lake Shore Drive – Owner: Fred & Gloria Oparka** (Eller Brady Funeral Home)-Tim Kubiak stated we have received the report from the Fire Department. Michelle Bakker stated we just received the report so no notices have gone out yet. Greg Parker asked if there are any interior photos? Tim Kubiak stated he agrees with the report provided and if nothing is going to be done with this building would recommend action be taken to either secure and improve the building or demolish it. The building is in disrepair on all sides. David Austgen read from the fire department report stating it is hereby deemed unsafe creating a serious and substantial issue of blithe and a public nuisance. Would need to order title work to make sure we have the right parties of record and need to prepare an order regarding the demolition per action at the November meeting.

A motion was made by Richard Sharpe and seconded by Diane Cusack to order the title work and prepare a notice regarding demolition per action to be taken at the November Public meeting.

Diane Cusack	Richard Sharpe	Greg Parker	Vote
Yes	Yes	Yes	3-0

**2. 12611 Cline Avenue – Owner: Sergio H. Urquiza, Daniel A. Urquiza and John Paul Urquiza J/T R/S-**Greg Parker stated this is the old selysions property. Every building on this property is a disaster. Tim Kubiak stated he has not been there personally. Recommended the owner put a six (6) foot safety fence around the building to secure it from kids getting in there. The one building to the northeast looked like the rest of it needed to be knocked over. Michelle Bakker said she spoke to the Police Department and Fire Department on a number of occasions about it being Halloween and kids going in there and that elevator needs to be boarded up. David Austgen stated his recommendation is to be reach out to the owner and schedule a meeting with Tim Kubiak, Michelle Bakker, Jill Murr and the fire department to talk about the property condition and the next actions. Michelle stated she talked to Sergio last week and told him he needs no trespassing signs by the road and to cut the grass out front. He was notified by the fire department about the fence. Greg Parker asked Michelle to coordinate all of this. Discussion on getting a fence up before Halloween ensued. Diane Cusack stated concerns with liability. David Austgen stated this might be a property and a structure on a property that you many want to consider some form o f legal action about, the nuisance and dangers. Should pull any police reports on trespass or property damage on this property.

Motion		1 <sup>st</sup>	2nd
Diane Cusack	Richard Sharpe	Greg Parker	Vote

**Public Comment:** Greg Parker stated he would like to discuss, Tim and he had a conversation about doing some of this demolition in house and how difficult it is with the equipment we have. Not sure exactly where we need to go with a lease agreement or something to rent excavators when we need them to do demolish. Would that have to be approved by the Town Council. David

Austgen stated yes it would need to go to Town Council. Would have the same thing as the Storm Water Board, when there is a problem and we need to call in a contractor for an immediate solution. A solicitation of proposals at the council level and have outside contractors to use.

A motion was made by Richard Sharpe and seconded by Diane Cusack to recommend to The Town Council for a solicitation of proposals for outside contractors to be used on demolition orders.

Diane Cusack	Richard Sharpe	Greg Parker	Vote
Yes	Yes	Yes	3-0

**Adjournment:** 6:51 p.m.

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**Diane Cusack**

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**Richard Sharpe**

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**Greg Parker**

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**Brooke Faber, Recording Secretary**

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