



Town of Cedar Lake
Unsafe Building Department
Minutes
April 19, 2017 6:30 p.m.

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

Pledge to Flag:

Roll Call:

Present Chuck Kouder
Present Richard Sharpe
Present Greg Parker

Present David Austgen, Town Attorney
Present Tim Kubiak, Director of Operations
Present Michelle Bakker, Building Administrator
Absent Todd Wilkening, Fire Chief
Present Brooke Faber, Recording Secretary

Minutes:

A motion was made by Richard Sharpe and seconded by Chuck Kouder to approve the Minutes of the March 15, 2017 Public Meeting as presented.

Chuck Kouder	Richard Sharpe	Greg Parker	Vote
Yes	Yes	Yes	3-0

Old Business:

- 1. 13917 Soper Street – Owner: Kenneth Capps**-David Austgen stated the property is done, there is a lien to file and an investigation and review going on.
- 2. 13324 Bell Street – Owner: Richard Loudermilk**-David Austgen stated have a billing invoice completed. Needs to talk to Jill Murr regarding this property and a bankruptcy.
- 3. 9303 W. 133rd Avenue – Owner Meyer**-Tim Kubiak stated still in the same predicament as last month. Permit has been picked up and no action as of yet. Did see someone there taking stuff out of the house. David Austgen stated the permit is valid through December.
- 4. 8913 W. 142nd Place – Owner: Bryan Oparka-status updates April, June & August Meetings**-Tim Kubiak stated over a month ago he was told Mr. Oparka was having an architect redraw the plans to submit for the permit. That was the last he heard from him. The Board discussed Mr. Oparka was required to be at this meeting for a status update.

A motion was made by Richard Sharpe and seconded by Chuck Kouder to request Mr. Oparka to appear at the next Public meeting.

Chuck Kouder	Richard Sharpe	Greg Parker	Vote
Yes	Yes	Yes	3-0

- 5. 8510 Lake Shore Drive – Owner: Fred & Gloria Oparka (Eller Brady Funeral Home)-deferred to May 17, 2017 Meeting**-David Bratz, representing client. Ask for it to be set for review in a couple months when receive title. Will cut the grass and clean up the property. Come back in sixty (60) days for status update.

A motion was made by Richard Sharpe and seconded by Chuck Kouder to continue this for sixty (60) days to the June 21, 2017 Public Meeting.

Chuck Kouder	Richard Sharpe	Greg Parker	Vote
Yes	Yes	Yes	3-0

Town of Cedar Lake – Unsafe Building Department

Public Meeting

Minutes

April 19, 2017

Page 2

6. **12611 Cline Avenue – Owner: Sergio H. Urquiza, Daniel A. Urquiza and John Paul Urquiza J/T R/S-**
Tim Kubiak stated have not heard from them. Need update from Todd Wilkening.

Motion		1 st	2nd	
Chuck Kouder		Richard Sharpe		Greg Parker
				Vote

New Business:

1. **12920 Knight St – Owner: US Bank National Association Trs for Stanwich Mtg.-Olge Fedosov, 6512 W. 130th Ave., Cedar Lake, IN 46303.** Mr. Fedosov took ownership of property two weeks ago and has the deed. Michelle Bakker stated he has pulled a permit to get the electric panel fixed. Mr. Fedosov plans to fix up the property.

A motion was made by Chuck Kouder and seconded by Richard Sharpe to defer to the May 17, 2017 Public Meeting.

Chuck Kouder	Richard Sharpe	Greg Parker	Vote
Yes	Yes	Yes	3-0

2. **8511 W. 131st Pl. - Owner: Loudermilk Living Trust dtd**-David Austgen stated this is a property we need to give notice on. Title work has been ordered.

A motion was made by Richard Sharpe and seconded by Chuck Kouder to defer to the May 17, 2017 Public Meeting.

Chuck Kouder	Richard Sharpe	Greg Parker	Vote
Yes	Yes	Yes	3-0

3. **13040 Polk St. – Gurgel, John A. Sr., John A. Gurgel, Jr. & Dale A. Gurgel J/T R/S**-Michelle Bakker stated this property has also been sold. The new owner is getting a permit to demolish this property.

A motion was made by Chuck Kouder and seconded by Richard Sharpe to defer to the May 17, 2017 Public Meeting.

Chuck Kouder	Richard Sharpe	Greg Parker	Vote
Yes	Yes	Yes	3-0

The Board discussed how to get additional properties on the list. Greg Parker mentioned 14524 Bryan Street, something needs to be done. David Austgen mentioned an abandoned house at 14325 Lake Shore Drive. They also mentioned the Veterinarian office at 9710 W. 133rd and the old King Building at 13301 Lincoln Plaza. Tim Kubiak stated he recently had a call about bidding to demolish this property.

A motion was made by Richard Sharpe and seconded by Chuck Kouder to have the owner and the tenant for 14524 Bryan Street to appear before the Unsafe Building Commission.

Chuck Kouder	Richard Sharpe	Greg Parker	Vote
Yes	Yes	Yes	3-0

A motion as made by Chuck Kouder and seconded by Richard Sharpe to notice the owner of 14325 Lake Shore Drive to appear before the Unsafe Building Commission.

Chuck Kouder	Richard Sharpe	Greg Parker	Vote
Yes	Yes	Yes	3-0

A motion was made by Richard Sharpe and seconded by Chuck Kouder to notice the owner of 9710 W. 133rd to appear before the Unsafe Building Commission.

Chuck Kouder	Richard Sharpe	Greg Parker	Vote
Yes	Yes	Yes	3-0

Public Comment: None

Adjournment: 6:58 p.m.

Press Session: Unsafe Building Department – May 17, 2017 at 6:30 p.m.

Chuck Kouder

Richard Sharpe

Greg Parker

Brooke Faber, Recording Secretary

The Town of Cedar Lake is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding accessibility of the meeting or the facilities, please contact the Cedar Lake Town Hall at (219) 374-7400.