



Town of Cedar Lake
Unsafe Building Department Minutes
June 20, 2018 6:30 pm

Call to Order (Time): **6:30 pm**

Pledge to Flag:

Roll Call:

Present Chuck Kouder

Present Richard Sharpe

Absent Greg Parker

Absent David Austgen, Town Attorney

Present Ryan Deutmeyer, Town Attorney

Present Tim Kubiak, Director of Operations

Present Michelle Bakker, Building Administrator

Present Todd Wilkening, Fire Chief

Present Jessica Chick, Recording Secretary

Minutes:

Minutes of the May 16, 2018 Public Meeting

Motion made by Richard Sharpe and seconded by Chuck Kouder to approve the May 16, 2018 Public Meeting minutes.

| | | | |
|--------------|----------------|-------------|------|
| Chuck Kouder | Richard Sharpe | Greg Parker | Vote |
| Yes | Yes | N/A | 2-0 |

Old Business:

1. **12611 Cline Avenue – Owner: Sergio H. Urquiza, Daniel A. Urquiza and John Paul Urquiza J/T R/S**

Deferred from October 18th, 2017

Deferred from November 15, 2017

Deferred from December 20, 2017

Deferred from January 17, 2018

Deferred from February 21, 2018

Deferred from March 21, 2018

Deferred from May 16, 2018

Todd Wilkening stated, the gate was not secured a Knox box has been installed but we never received a set of keys. There are new photos showing the building no longer being secured as it was, the north end of the building is opened and the fencing has been taken down. Anton is the listing agent for the property and the yard is once again overgrown.

Michelle Bakker stated, he said he would not be able to attend because his father is ill.

Ryan Deutmeyer stated, we need to order him back to the next meeting. It needs to be that this is a requirement and not just an email the day before that they will not be here.

Chuck Kouder stated, we need some concrete evidence that the owner will cooperate or we will need to take it further.

Motion made by Richard Sharpe and seconded by Chuck Kouder to send a Notice to Appear to the owner for the next Public Meeting.

| | | | |
|--------------|----------------|-------------|------|
| Chuck Kouder | Richard Sharpe | Greg Parker | Vote |
| Yes | Yes | N/A | 2-0 |

2. **13301 Lincoln Plaza - Owner: J. Sadler Properties, Inc.**

Deferred from October 18th, 2017

Deferred from November 15, 2017

Deferred from December 20, 2017

Deferred from January 17, 2018

Deferred from February 21, 2018

Deferred from March 21, 2018

Deferred from May 16, 2018

Todd Wilkening stated, I met with Mrs. Sadler regarding this property and she had agreed to fix the outside overhangs. The inside does not meet the criteria of an unsafe building, at this moment the outside has not yet been taken care of. There has been no report written regarding the inside of the property. She has not yet taken care of the outside overhang. She said she would keep the outside maintained and has not done so. Chuck Kouder stated, I would like her to be at the next meeting.

Motion made by Richard Sharpe and seconded by Chuck Kouder to send a Notice to Appear to the owner for the next Public Meeting.

| | | | |
|--------------|----------------|-------------|------|
| Chuck Kouder | Richard Sharpe | Greg Parker | Vote |
| Yes | Yes | N/A | 2-0 |

3. 7224 W. 136th Ln. -Vanderbilt, Tracy & Harold Et Al R/L
Deferred from February 21, 2018
Deferred from March 21, 2018
Demolition Order Issued on June 13, 2018

Michelle Bakker stated, NIPSCO has been contacted and they have responded quickly. The will be disconnecting the gas and electric so we can take it down.
Tim Kubiak stated, we cut down some trees and brush. The ceilings are knocked in, it didn’t look like anyone has been inside the building. We are waiting for the NIPSCO to be disconnected to demolish.
*Move to update item.

4. 7502 W. 136th Ln. - Foster, James E
Deferred from February 21, 2018
Deferred from March 21, 2018
Deferred from May 16, 2018

Todd Wilkening stated, a report has not been done on this property. The house does not meet the criteria of an unsafe building.
Tim Kubiak stated, I went there and there was a cord plugged into the house to the trailer. The car is still there. The Police Department has cited the trailer.
Ryan Deutmeyer stated, before we can get to the point of an interior inspection, we cannot just enter the property unless the property is deemed unsafe from the exterior. There may be grounds for entering the house based on the other issues with Mr. Foster. This board doesn’t have a lot of power over the property is it is not unsafe. I suggest moving this to the update item until we get to the point of entry.

New Business:

1. 7424 W. 140th Pl.-Graves, Sheila
John Kutchinski, 4676 Prairie Ln., Michigan City representing the owner stated, I am here to state that this house is viable. His sister is currently displaced and in a rehabilitation center after a health and wellness check was called on her in March. They had asked me if I would be a guardian to her and I said no, she is able to take care of herself. I am planning to get the house put back in order. We applied for social security disability, Medicare and Medicaid as well as an emergency grant process through Lake County. It needs a new roof and a front deck.
Todd Wilkening asked, how do you move around in that house?
John stated, the interior is cluttered and we need to get that taken care of.
Chuck Kouder stated, looking at the explanation of the properties condition and what are the options if you do not receive this grant?
John stated, I explained the situation to our father and until she gets on disability she may end up homeless. I have a full house and no room for her.
Tim Kubiak asked, what about the rumor of no running water at this property for a while?
John stated, I spoke to Economy Well and they said they can set her up for a payment plan to get the well fixed.
Michelle Bakker asked, how long does the grant process take?
John stated, it can take anywhere from 30-60 (thirty to sixty) days.
Tim Kubiak stated, if the home doesn’t have water it is not allowed to be occupied.
John stated, if the house is put on the demolition list it will not be eligible for the grant.

Chuck Kouder stated, if she were to get released with no water to the property, she cannot move back in that house.
John stated, if we were to get running water to that home can she move in there now?
Todd Wilkening stated, I am not comfortable with anyone living in that home. I am concerned for her safety if she were to occupy that home in the condition that it is in.
A representative was asked to show up at the next meeting for an update.

Motion made by and seconded by Richard Sharpe and seconded by Chuck Kouder to defer this item to the next meeting.

| | | | |
|--------------|----------------|-------------|------|
| Chuck Kouder | Richard Sharpe | Greg Parker | Vote |
| Yes | Yes | N/A` | 2-0 |

Update Item:

- 1. **9710 W. 133rd** – Rosario Levy J & Josephine Del-*Deferred to June 20, 2018*
Michelle Bakker stated, this property is currently being demolished as we sit here today.
- 2. **8913 W. 142nd Place – Owner: Kurt Neubauer**
Tim Kubiak stated, I noticed they have a new roof on and I will communicate to them that they need a dumpster.
- 3. **14325 Lake Shore Drive –Johann Clark**
Michelle Bakker stated, we are finishing up the bill for the demolition.
- 4. **6916 W. 129th Avenue-** Not deemed unsafe from Todd Wilkening, no report was needed.
- 5. **8816 141st Avenue-** Not deemed unsafe from Todd Wilkening, no report was needed.
- 6. **14714 Dewey Street-** Not deemed unsafe from Todd Wilkening, no report was needed.
- 7. **14725 Bryan Street-** Not deemed unsafe from Todd Wilkening, no report was needed.

Public Comment:

Thomas Blankley stated, 14122 Soper Street, Noble Oaks Subdivision, we are concerned with 14131 Butternut, the bank has taken over the property. It is an unsafe property, it is unsecured right now. We noticed people in the property, probably from the Bank. The previous owner informed us that there are major issues when it rains. The crawl space fills up with water and the house is now very moldy with a sinking floor. Our concern is that it will get bought be a rehab company and they will turn around and sell it, leaving the drainage issues with a new owner. We would like the public to be put on notice regarding this property.
Chuck Kouder stated, the first step would be for the Fire Chief to do a premise report and report the findings back to this committee. We will help you the best we can and move this along.
Todd Wilkening stated, our report will conduct the state of the premises and that will be public record.

Adjournment: 7:09 pm

Press Session: Unsafe Building Department –July 18th, 2018 at 6:30 p.m.

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.

Chuck Kouder

Richard Sharpe

Greg Parker

Jessica Chick, Recording Secretary