



Town of Cedar Lake
Unsafe Building Department Minutes
December 19, 2018 6:30 p.m.

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

Pledge to Flag

Roll Call:

Present Chuck Kouder

Present Richard Sharpe

Present Julie Rivera

Present David Austgen, Town Attorney

Absent Ryan Deutmeyer, Town Attorney

Present Tim Kubiak, Director of Operations

Present Michelle Bakker, Building Administrator

Absent Todd Wilkening, Fire Chief

Present Sarah Rutschmann, Recording Secretary

Minutes:

A motion was made by Richard Sharpe and seconded by Julie Rivera to approve the Minutes of the October 17, 2018 Public Meeting as presented.

Julie Rivera	Richard Sharpe	Chuck Kouder	Vote
Yes	Yes	Yes	3-0

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

Deferred from June 20, 2018

Deferred from July 18, 2018

Deferred from August 18, 2018

Deferred from September 19, 2018

Deferred from October 17, 2018

Daniel Urquiza and Sergio Urquiza were present. The committee noted their condolences to the Urquiza family in the passing of their father. Daniel noted they have been visiting the location 2-3 times weekly. Areas previously noted have been secured and reinforced. Sergio called the DNR due to poaching on the grounds. Tim Kubiak addressed the issue with the pump house/mechanical boiler room and the chimney. Daniel noted the room will be boarded in. Sergio noted the temperature issue related to concrete. It was noted that the gym will not be salvaged. Daniel noted they were making progress and cleanup efforts will continue to take place after the holidays.

A suggestion was made by Chuck Kouder to defer to February 20, 2019 meeting to give them some time to report back.

2. 7424 W. 140th Pl.-Graves, Sheila

Deferred from June 20, 2018

Deferred from July 18, 2018

Deferred from August 18, 2018

Deferred from September 19, 2018

Deferred from October 17, 2018

Michelle Bakker stated Ryan Deutmeyer is working on things. Chuck Kouder asked that this be moved to next month’s status on January 16, 2019.

New Business:

1. 8816 W. 141st Ave. – Bird, Stanley & Jane G

Deferred from October 17, 2018

Jane and Stanley Bird were present and represented by their lawyer Ms. Carri Crider due to the request from the Notice to Appear. Ms. Crider did not have a copy of the report; David Austgen supplied her with a copy. Chuck Kouder read the findings noting conditions needed to be rectified to come into compliance, noting an ambulance call prompted the inspection September 17, 2018. Ms. Crider noted some repairs have been made. Jane Bird stated the roof had been repaired and Ms. Crider had photos. Stanley and Jane both spoke about the vehicles on the property. Tim Kubiak offered assistance and the availability of a dumpster on the property. Several ordinances were addressed including mowing, weeds, etc. It is noted that the Birds are lifelong residents, numerous discussions took place, and offers for assistance to help them clean the place up. Mr. Austgen noted the health and habitation issues. Mr. Austgen and Ms. Crider stated they have both talked with the Board of Health however a report has not been received.

Mr. Austgen suggested an inspection be done to identify conditions for correction or updating. Michelle Baker will contact the Health Department to coordinate an inspection to include the residents, attorney Ms. Crider and the Fire Chief.

A motion was made by Julie Rivera and seconded by Richard Sharpe to have the residents and Ms. Crider return with an update at the January 16, 2019 Public Meeting.

Julie Rivera	Richard Sharpe	Chuck Kouder	Vote
Yes	Yes	Yes	3-0

2. 7223 W. 126th Ave. – Wellwerts, Noreen & Patricia Brooks

Deferred from October 17, 2018

Michelle Bakker stated she has not heard from the owners. There were many discussions about if Ms. Wellwerts and Ms. Brooks have received the notice was mailed to them. The original contact information was obtained from the Auditor’s office. Tim Kubiak will post a Notice to Appear on the building.

A motion was made by Julie Rivera and seconded by Richard Sharpe to defer to the January 16, 2019 Public Meeting.

Julie Rivera	Richard Sharpe	Chuck Kouder	Vote
Yes	Yes	Yes	3-0

3. 12712 Dewey St. – Jordan, Kathy & Roberta Pace

Deferred from October 17, 2018

Michelle Bakker stated last month’s meeting was cancelled however came anyways because Kathy Jordan did come. Ms. Jordan stated she had made some efforts to clean things up and Ms. Bakker suggested she continue those efforts and take some photos to note her progress. Ms. Jordan contacted Ms. Bakker, stating she was sick with the flu and would not be able to attend the meeting tonight. It was noted that the report states the property is vacant, however Kathy Jordan is living at the residence. David Austgen recommended that since Ms. Jordan has shown responsibility of communication that an inspection be coordinated with the Fire Chief and updates be presented at the next meeting on January 16, 2019.

A motion was made by Julie Rivera and seconded by Richard Sharpe to defer to the January 16, 2019 Public Meeting.

Julie Rivera	Richard Sharpe	Chuck Kouder	Vote
Yes	Yes	Yes	3-0

4. 14403 Lauerman St. – Mills, Kay

Deferred from October 17, 2018

Michelle Bakker stated Kay Mills could not make this meeting. Ms. Mills did not understand the reasoning for the notice because it is a bird habitat and is currently residing at the location.

A motion was made by Richard Sharpe and seconded by Julie Rivera to defer to the January 16, 2019 Public Meeting.

Julie Rivera	Richard Sharpe	Chuck Kouder	Vote
Yes	Yes	Yes	3-0

Update Item:

1. 9710 W. 133rd – Rosario Levy J & Josephine Del - Tim Kubiak stated updates have been done, debris is gone, and it is getting closer.

A motion was made by Richard Sharpe and seconded by Julie Rivera to have them return with an update at the January 16, 2019 Public Meeting. It was agreed that if Mr. Kubiak returns to do the inspection and it passes, the owners would not need to come to the meeting with an update.

Julie Rivera	Richard Sharpe	Chuck Kouder	Vote
Yes	Yes	Yes	3-0

Public Comment: None

Adjournment: A motion was made by Julie Rivera and seconded by Richard Sharpe to adjourn the meeting. Meeting was adjourned at 7:16 pm.

Next meeting: January 16, 2019 at 6:30 p.m.

Chuck Kouder

Richard Sharpe

Julie Rivera

Sarah Rutschmann, Recording Secretary

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