



**Town of Cedar Lake**  
**Unsafe Building Department Minutes**  
**January 16, 2019 6:30 p.m.**

Call to Order (Time): 6:31 p.m.

Pledge to Flag

Roll Call:

Present	Chuck Kouder	Present	Tim Kubiak, Director of Operations
Present	Richard Sharpe	Present	Michelle Bakker, Building Administrator
Present	Julie Rivera	Present	Todd Wilkening, Fire Chief
Absent	David Austgen, Town Attorney	Present	Sarah Rutschmann, Recording Secretary
Present	Ryan Deutmeyer, Town Attorney		

**Minutes:**

A motion was made by Julie Rivera and seconded by Chuck Kouder to approve the Minutes of the December 19, 2018 Public Meeting.

Julie Rivera	Richard Sharpe	Chuck Kouder	Vote
Yes	Unable to vote	Yes	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 18<sup>th</sup>, 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*

*Deferred from December 19, 2018*

Item deferred in December 19, 2018 Public Meeting to February 20, 2019.

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#### 2. 7424 W. 140<sup>th</sup> 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*

*Deferred from December 19, 2018*

Todd Wilkening noted Ms. Graves did reach out to his office while he was on vacation. Tim Kubiak noted there is a car in the driveway but no activity. Discussion took place on the condition of the structure. Ryan Deutmeyer noted it was his understanding she was living in another facility and he has spoken to a contact at VASIA (Volunteer Advocates for Seniors or Incapacitated Adults) who is representing Ms. Graves and will reach back out to them again. Mr. Kubiak asked Mr. Deutmeyer to check on what needs to take place with Ms. Graves' possessions on the property.

A motion was made by Julie Rivera and seconded by Chuck Kouder to defer this item to the February 20, 2019 Public Meeting.

Julie Rivera	Richard Sharpe	Chuck Kouder	Vote
Yes	Unable to vote	Yes	2-0

#### 3. 8816 W. 141<sup>st</sup> Ave. – Bird, Stanley & Jane G

*Deferred from October 17, 2018*

*Deferred from December 19, 2018*

Jane and Stanley Bird were present and represented by their lawyer Ms. Carri Crider. Ms. Crider stated an inspection had been done on Monday, January 14, 2019. Ms. Crider stated the owners, along with herself, Tim Kubiak, Ryan Deutmeyer, Chief Todd Wilkening, Chief David Coulson, and Michelle Bakker. The inside and outside of the property were completed. Ms. Crider noted the inspection revealed an effort has been made to clean up the property. Ms. Crider noted an offer for some manpower and a dumpster had been previously made and her clients are prepared to accept that. Todd Wilkening noted the roof had been fixed and improvements were being made. Tim Kubiak noted the condition to be better and acceptable for the time being. Mr. Kubiak noted the condition was not considered unsafe, however there are still items that are considered code violations in the yard. Multiple discussions took place regarding the dumpster, overgrowth/brush, multiple vehicles, and establishing a plan for disposal. Mr. Kubiak and Ms. Crider also noted metal scrapping as a source of income. Discussion took place between multiple people regarding predetermining what items need to be disposed of before a dumpster and manpower arrive and their mobility issues.

A motion was made by Julie Rivera and seconded by Chuck Kouder to defer this item to the February 20, 2019 Public Meeting as an update item.

Julie Rivera	Richard Sharpe	Chuck Kouder	Vote
Yes	Unable to vote	Yes	2-0

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**4. 7223 W. 126<sup>th</sup> Ave. – Wellwerts, Noreen & Patricia Brooks**

**Deferred from October 17, 2018**

**Deferred from December 19, 2018**

Michelle Bakker stated a Notice to Appear was posted on the building on January 10, 2019. Ryan Deutmeyer and Tim Kubiak spoke about the notice and title work, cost and timeframe. It was decided to wait on the title work search.

A motion was made by Julie Rivera and seconded by Chuck Kouder to defer this item to the February 20, 2019 Public Meeting.

Julie Rivera	Richard Sharpe	Chuck Kouder	Vote
Yes	Unable to vote	Yes	2-0

**5. 12712 Dewey St. – Jordan, Kathy & Roberta Pace**

**Deferred from October 17, 2018**

**Deferred from December 19, 2018**

Michelle Bakker stated she has not talked to them and she was waiting on the report to be updated.

A motion was made by Julie Rivera and seconded by Chuck Kouder to defer to the February 20, 2019 Public Meeting.

Julie Rivera	Richard Sharpe	Chuck Kouder	Vote
Yes	Unable to vote	Yes	2-0

**6. 14403 Lauerman St. – Mills, Kay**

**Deferred from October 17, 2018**

**Deferred from December 19, 2018**

Michelle Bakker stated she was waiting on the report to be updated.

A motion was made by Julie Rivera and seconded by Chuck Kouder to defer to the February 20, 2019 Public Meeting.

Julie Rivera	Richard Sharpe	Chuck Kouder	Vote
Yes	Unable to vote	Yes	2-0

### **Update Item:**

- 1. 9710 W. 133<sup>rd</sup> – Rosario Levy J & Josephine Del** - Tim Kubiak stated the building is down. Michelle Bakker stated she spoke to Mr. Rosario and told him the sewer and well both needed to be capped before sewer bill could be removed.

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A motion was made by Julie Rivera and seconded by Chuck Kouder to defer to the February 20, 2019 Public Meeting.

Julie Rivera	Richard Sharpe	Chuck Kouder	Vote
Yes	Unable to vote	Yes	2-0

**Public Comment:** None

**Adjournment:** A motion was made by Julie Rivera and seconded by Chuck Kouder to adjourn the meeting. Meeting was adjourned at 6:57 pm.

**Next meeting:** February 20, 2019 at 6:30 p.m.

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**Chuck Kouder**

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**Richard Sharpe**

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**Julie Rivera**

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**Sarah Rutschmann, Recording Secretary**

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