



Town of Cedar Lake
Unsafe Building Department Minutes
May 15, 2019 6:30 p.m.

Call to Order (Time): 6:30 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 Rick Sharpe to approve the Minutes of the April 17, 2019 Public Meeting.

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
Deferred from December 19, 2018
Deferred from January 16, 2019
Deferred from March 20, 2019
Deferred from April 17, 2019

Bakker received a call from Wilkening stated the Fire Department needed to access the property due to a complaint and there was no key, so they had to break the lock to obtain access. Bakker stated she spoke to Sergio and he felt they did everything that was suggested. The developer is still interested in putting large single family homes on the property and planning to address the Plan Commission with a concept on June 5. Bakker reminded Sergio about wanting presence on the property. Sergio indicated they had planted flowers and set up some beehives. Kouder reviewed figures provided by Deutmeyer indicating owners behind in taxes and utility payments. Wilkening stated they had framed up the door

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with wood, but it was not stable. The covering was torn off the window. Down under the building, where the boiler room used to be that fed the big building, the area that was previously blocked off and the tunnel have been breached again. Piles of fresh broken up concrete were now found on the property. Wilkening expressed his concerns with safety and agreed with Kouder stating something needed to be done. Deutmeyer stated the next step in the process would be to issue the original order of demolition which would give them until the day before the next meeting (June 19) or possibly July 17, 2019 meeting, if all of the paperwork can be completed in enough time. Bakker and Wilkening will update the premises report. Kubiak stated the last time he looked into an estimate for demolition, it was over \$100,000, clarifying that was the cost just to level every structure on the property. Members agreed that owners have not complied in securing the building properly. Wilkening stated the second and third floor windows are all open, along with the north entrance. Bakker felt the owners needed to be present at the meeting. Kouder stated that knocking down the main building would at least eliminate the kids going in and out of the unsecured building. Kubiak stated the equipment Public Works had could handle the demolition of the smaller out buildings. Multiple conversations occurred on concerns of where the money would come from. Deutmeyer and Bakker will work together on a letter to the owners.

Motion made by Julie Rivera and seconded by Richard Sharpe to move forward with the demolition order. Members stated the report was to be updated and letter sent to the owners.

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

Deferred from December 19, 2018

Deferred from January 16, 2019

Deferred from March 20, 2019

Deferred from April 17, 2019

A letter was sent without reply. Deutmeyer indicated the home was subject to tax sale. He talked to the tax sale buyer, who advised the redemption date goes through the middle of September. He does not have any legal rights to do anything to the property at least until the redemption time had passed and the property was transferred to him. The buyer that once he obtained title to the property, he would do what it takes to clean it up and prefers it not being knocked down. Deutmeyer stated the timeline on obtaining the title to the property would be at earliest the end of this year or beginning of next year. Deutmeyer confirmed the title work had been completed on this property. Members had multiple discussions on the condition of the property. Kubiak estimated the demolition cost at approximately \$7500. Deutmeyer confirmed to Bakker and Kouder they would not get cost of the demolition back, stating there had been a Judgement Lien on the property against the two owners which will remain with the two owners, not with the property. Kubiak suggested keeping the grass mowed. Kouder asked Police Chief Coulson to explain the time period and compliance process with citations regarding the Weed Ordinance. Coulson stated a warning, then written warning, and reasonable amount of time to make correction. Deutmeyer added ordinance violations end up in court, then if one &/or both of the owners fail to appear, then ramifications such as revoked driver license, etc. would occur.

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Motion made by Julie Rivera and seconded by Richard Sharpe to update this item at the next 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

Deferred from December 19, 2018

Deferred from January 16, 2019

Deferred from March 20, 2019

Deferred from April 17, 2019

Bakker stated this property was sold at a tax sale and is now owned by the bank. Deutmeyer recommended deferring this item until they could obtain more information from the bank.

Motion made by Richard Sharpe and seconded by Julie Rivera to defer to next meeting.

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

Update Item:

- 1. 7424 W. 140th Pl – Graves, Sheila:** Bakker contacted NIPSCO on the 7th and they stated the meters would be removed in 3 days and the engineer would be calling to retire the services. She has not received that call yet. Wilkening stated the daughter-in-law is living with family and the house is currently not occupied. Kubiak stated they are just waiting on NIPSCO.
- 2. 8816 W. 141st Ave – Bird, Stanley & Jane G:** Lawyer Crider presented on behalf of the Birds. Crider indicated she drove by the property on May 10. She indicated there has been notable progress since March 5 and truckloads of items have been taken to scrap. Crider addressed the thorn row and the offer to bring equipment in to remove it. She feels her client is not physically capable of removing the row and asked if that would still be possible. Kubiak indicated they could assist with the thorn row. Crider indicated that Mr. Bird's winch broke on his vehicle, which he was using to assist in moving the items for disposal. Members noted they are making progress. Crider asked the members if there were other areas they needed to work on. Crider addressed concerns of how much rain and wet the property is for the weight of the dumpster and configuration of the driveway for placement of the dumpster. Kubiak stated it needed to be a little drier so they could get the dumpster in without tearing up the property. Crider indicated she will speak with her clients then call Bakker when they are ready for the dumpster; Kubiak stated they could leave the dumpster for a week.
- 3. 9910 W. 142nd Ave – Payokovich, Michele S:** Baker stated she had not heard anything and based on the feedback from contractors, it appears to be in bad shape. Members felt this should remain as an update item for the next meeting.
- 4. 14403 Lauerman St. – Mills, Kay:** deferred to 07/17/19
- 5. 13632 Morse St – Parker, Robert J & Margaret:** Bakker stated this property was brought to their attention as being unsafe. She said it is considered a meets and bounds piece of property and is legal non-conforming as it sits. Parker told Bakker if the foundation could be saved, he would like to build another home there. She said it is a large lot and the owner would like to divide the property in two and would like to build another house on the back. Wilkening confirmed he had completed the inspection, but did not do a report on it based upon Bakker's communication with the owner. Bakker confirmed that no one was living in the home. Kouder recommended it be left on the list for update next month

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and asked Wilkening to complete the report. Bakker will call the owner to let them know forward movement through the Unsafe Building Department.

Public Comment: None

Adjournment: Chuck Kouder asked for a motion to adjourn. Julie Rivera made the motion with second by Richard Sharpe. Meeting adjourned at 7:03 pm.

Next meeting: June 19, 2019 at 6:30 p.m.

Chuck Kouder

Richard Sharpe

Julie Rivera

Sarah Rutschmann, Recording Secretary

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