



Town of Cedar Lake
Unsafe Building Department Minutes
August 21, 2019 6:30 p.m.

Call to Order (Time): 6:33 p.m.

Pledge to Flag

Roll Call:

Present	Chuck Kouder	Present	Tim Kubiak, Director of Operations
Present	Richard Sharpe	Present	Michelle Bakker, Building Administrator
Absent	Julie Rivera	Absent	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 Rick Sharpe and seconded by Chuck Kouder to approve the Minutes of the July 17, 2019.

Julie Rivera	Richard Sharpe	Chuck Kouder	Vote
Absent	Yes	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 monthly from October 18th, 2017 to August 21, 2019

Daniel Urquiza was present tonight. Urquiza stated he was working with a different developer (not the same entity that presented the Concept Plan to the Plan Commission) and someone for the purchase of the property. Deutmeyer asked Urquiza how long the due diligence period would be. Urquiza asked the group how long planning and approvals would take through the Town. Bakker stated the process would generally take 3-4 months. Kubiak clarified that time frame would be if everything was in compliance with the ordinances, but if there were variances to the standards, it could take 2 years. Kubiak stated that the concept plan previously presented to the Plan Commission would have a 3-4 months approval process. Kubiak stated he was still concerned about the safety factors that exist on the property now. Urquiza stated his brother Sergio is out there weekly and asked for clarification on what was not stable. Kubiak stated the structure that concerned him the most was the one on the northeast side of the property where the chimney and off to the left of the building, noting the chimney could fall at any moment. Kubiak told Urquiza that title work search had been started. Kouder stated this item has been on the agenda for quite a long time and the Urquizas stated they had equipment and were going to go in and knock things down. Kouder said that during the timeframe, the only visible change is that beehives are now on the property, but nothing else has been changed as far as what was promised with their equipment so the Town did not have to take care of it. Kouder stated that regardless of if there is a pending sale or not, there are still issues needing to be dealt with. Urquiza said he would talk with his brother Sergio, noting he did make the promise regarding the chimney. He stated they have secured the building. Kouder requested Urquiza return for the meeting next month for an update. Kubiak stated if nothing was done by the next meeting, action would be taken.

- 2. 12712 Dewey St. – (new owner) US Bank Nat'l Assoc Trs for C-BASS Mtg Ser 2007-CB4**
Deferred from October 17, 2018 to August 21, 2019

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Bakker reported letters were sent to the bank and it was returned. A letter was sent to Kathy and she said she has not been on the property since March. Bakker said they are waiting for an update through the Utility Department for a valid address. Deutmeyer said he was able to locate the attorneys that prosecuted their foreclosure lawsuit and will try to get in touch with them to see if they have an address for US Bank and their intention.

3. 9910 W. 142nd Ave. – Payokovich, Michele S.

Michele Payokovich was present with Tom Coy tonight. Kouder stated the process regarding the criteria under the ordinance for her property falling within the guidelines of an unsafe building because of the porch and the condition of the home. Payokovich stated she lives in Indianapolis and her intent is to fix it up, possibly gutting it and seeing what the condition would be either to salvage and make the repairs or demo. Payokovich stated the utilities and taxes are paid. She asked the commission about a timeframe. Kubiak stated Payokovich would need to obtain a demo or clean up permit. Coy inquired on if the main concern was for the porch and commission agreed. Kouder suggested getting the porch off as soon as possible and obtain the permit to do that. He then suggested assessing the interior as far as the rehab or the demo then determine a plan. Multiple discussions took place asking Payokovich to show progress and the porch be removed and follow back up at the September 18, 2019.

4. 14403 Lauerma St. – Mills, Kay

Deferred from March 30, 2019

Bakker stated a letter was sent and she did receive it. She stated she believed there had been some work done to the property outside. Mills told Bakker she was ill and could not attend. Her son who previously gave a timeline and plans for repairs has been working and unable to attend a meeting. Members noted there had been some property clean up but they were uncertain of the building structure. Kubiak and Wilkening will check out the property to follow up on the condition of the building. Kouder and Sharpe asked for any updates. Deutmeyer suggested an order to appear be issued. Bakker will send a letter requesting Mills to appear.

Update Item:

- 1. 7424 W. 140th Pl – Graves, Sheila:** Sheila Graves was present tonight. She expressed her desire to keep the garage and possibly build above it. Kubiak stated it is doubtful she would be able to build above the garage because it is a slab on grade; not a proper foundation. Kouder clarified that the garage did not fit the parameters of unsafe. The commission agreed it was ok for the garage to stay. Kouder stated Graves would have to go through the Plan Commission or the Building Department to determine the structure and plans. Graves stated she was in a nursing home and unable to attend the meetings while her home was being torn down. She requested copies of the paperwork that went along with her home. Bakker stated Graves had requested the documents and presented them to her at the meeting then. Kubiak stated that in regard to the sewer cap, the well was not disconnected yet. Deutmeyer asked for a copy of the demo bill from Kubiak. Kubiak explained to Graves that for safety reasons, if the well is not being used, it has to be disabled or capped unless it will be reused within a 1 year period. Graves stated she would like to keep it. Kubiak stated the well head is buried but he could have them cap it for the time for safety reasons.
- 2. 8816 W. 141st Ave. – Bird, Stanley & Jane G:** Bakker stated she had talked with Bird's attorney Carri Crider twice today. The daughter was in the hospital and someone had to be with her at all times. She stated Stan had been in the hospital for 5 weeks and as soon as he was released he totaled his truck.

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Crider told Bakker 2 trucks were gone; the one that was totaled and another. The van by the garage is gone. The other van was fixed up for him to drive. Another pile of brush was cut down. His next plan is the raspberry bushes and the hedges. Sharpe noted when you drive by it does look like there has been some progress.

3. **13632 Morse St. – Parker, Robert J. & Margaret:** Robert Parker was present, handed out drawings, and discussed his plan which included removing the back half of the home this fall and putting in a new foundation. Kouder asked for a timeline. Parker indicated he was in the trades and his business is swamped right now. His original plan was to remove the back half in November because he is working on an apartment complex in Lafayette that would not be finished until November. He stated if the commission requested it be done sooner, he would work it out to do that. He said that he needed to finalize the plans but the footprint was pretty close to what they would like to do. Kubiak requested the doors and windows be secured; Parker agreed. Kouder requested a progress update by October 16.
4. **7223 W. 126th Ave. – Wellwerts, Noreen & Patricia Brooks:** Bakker had no update. Deutmeyer stated this property part of a tax sale process and that one of the entities indicated the earliest he could apply for the tax deed was September or October.

Public Comment: Robert Carnahan (12850 Fairbanks) stated retired police officer Lynn Carnahan contacted him requesting an update on the A-frame building on 141st. Robert Carnahan and Police Chief Coulson had looked at the property and felt it was in bad shape. Lynn's concern was for kids that might get in there and get hurt. Carnahan stated there are no stairs and a trailer with plates from 2002. It was Carnahan's understanding that the Fire Chief Todd Wilkening was going to look at the property and a report would be available at this meeting. Kouder told Carnahan they would follow up with Wilkening and let Carnahan know.

Adjournment: Chuck Kouder adjourned meeting at 7:07 pm.

Next meeting: September 18, 2019 at 6:30 p.m.

Chuck Kouder

Richard Sharpe

Julie Rivera

Sarah Rutschmann, Recording Secretary

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