



**Town of Cedar Lake**  
**Unsafe Building Department Minutes**  
**August 19, 2020 at 6:30 p.m.**

Call to Order (Time): Chuck Kouder called the meeting to order at 6:30 pm, but due to some technical difficulties did not commence until 6:35 pm.

Kouder read the following information off of the agenda, "In accordance with the Governor's Executive order relating to COVID-19, we have arranged a live stream of tonight's meeting at <https://cedarlakein.org/view-town-meetings/>. You must join the meeting through the link to participate during public comment. If you have a question or comment about an item on the agenda, please email [michelle.bakker@cedarlakein.org](mailto:michelle.bakker@cedarlakein.org) by 4 pm. Ms. Bakker will ensure that all submissions are shared with the board members and that the submission will also be entered into the minutes of the meeting. Please keep your comments civil and constructive to the policy issues on the agenda."

Pledge to Flag

Roll Call:

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

**Minutes:**

A motion was made by Richard Sharpe, seconded by Colleen Schieben, to approve and waive the reading of the Minutes of the July 15, 2020 meeting.

**Old Business:**

- 1. 6425 W 141<sup>st</sup> Ave – Ward, Pamela R:** Bakker indicated she spoke with her on the 13<sup>th</sup> and they explained they had cleaned it up and boarded up the area. She advised Ward to attend the meeting and give an update on the property or email information to Bakker to present to board. Bakker stated when they were present last time, their intention was to board up the property and demolish it themselves. Richard Sharpe made a motion, seconded by Colleen Schieben, to have them appear with a plan and directed Bakker to send a letter to appear. Deutmeyer stated the title had been ordered and there had been some previous confusion due to a bankruptcy proceeding, noting there may be some red tape if there is a plan with proceeding regarding the tear down.
- 2. 7223 W. 126<sup>th</sup> Ave. Wellwerts, Noreen & Brooks, Patricia:** Bakker indicated Deutmeyer provided them with an updated order to demo and it was posted today. Bakker stated letters had been sent certified mail and regular mail, but the post office would not accept the real address to demo and would not accept the certified mail and returned it. Kubiak stated the grass had not been mowed in a long time and felt the property was abandoned. Deutmeyer recommended sending the notice out with the Crown Point address and dropping one of the notices in the envelope showing the Crown Point address as well.

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3. **7105 W 128<sup>th</sup> Ave:** Bakker stated Fire Chief Wilkening completed an inspection and it does not meet the requirements for Unsafe Building. Kubiak stated it has been maintained and kept up. Board members agreed this item could be removed from the agenda.
4. **12611 Cline Avenue – Urquiza, Sergio H.:** Deutmeyer stated they ordered the updated title work and once obtained, they would be able to prepare the demo order possibly in time for next month's meeting. Austgen stated a recent unconfirmed rumor in town had been circulating that the property has been sold on a conditional sale agreement.

### **New Business:**

1. **12740 Hilltop – Wade & Dunn Land Trust #1351:** Bakker stated she sent out a Notice to Appear on July 24, 2020. Fire Chief Wilkening completed a report on July 24 which deemed the property as unsafe. Deutmeyer indicated title work has been ordered and if another address is available when he gets the title work, he will supply it to Bakker to send out an updated Notice to Appear.
2. **13415 Edison – Young:** Robert YoungHale, 9876 Three Springs Drive, St. John, IN 46373, was present tonight. He had hired contractor Kevin Hart of Network Heating & Cooling, noting he started providing shotty workmanship, charging him more than agreed upon and released him from the project. YoungHale then was notified the contractor had not picked up the permit for the work. Kubiak felt it could be removed from the agenda and the condition now has been one of progress, not unsafe and cleaned up. YoungHale inquired on what his course of action was as far as help from the Town on the bad contractor. Austgen stated that from a legal perspective, the Town does not have a role or relationship in their dispute, agreement or resolution and the Town's involvement is that the proper application is made, submissions included, contractors registered and ensure that \$5000 performance bond surety. Austgen confirmed to YoungHale that Matthew Fetch was the Lake County attorney. Kouder indicated anything taking place with the contractor would be of a civil nature and suggested if YoungHale has future projects, to come into Town Hall to ask about which contractors were registered in Town and confirmed for YoungHale would ultimately be liable for any work done. Kubiak clarified to YoungHale the reason he was stopped was due to working without a permit. Kubiak stated they would work with him and Kouder noted to YoungHale that unless anything else arose, he did not need to return to this Commission.

### **Update Items:**

1. **9115 W 142<sup>nd</sup> Ave:** Bakker stated Fire Chief Wilkening completed the report indicating it was not unsafe. Members noted this item could be removed from the agenda.
2. **7118 W. 131<sup>st</sup> Pl – Orellano, Noel:** It was noted that Orellano had picked up the permit, but Bakker had not received an update from him. The Commission requested Bakker have him return in September.

**Public Comment:** None.

**Adjournment:** Kouder called the meeting adjourned at 6:57 pm.

**Next meeting:** September 16, 2020 at 6:30 p.m.

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**Chuck Kouder, President**

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**Richard Sharpe, Vice President**

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**Colleen Schieben**

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**Sarah Rutschmann, Recording Secretary**

*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.*