



Town of Cedar Lake
Unsafe Building Department Minutes
September 16, 2020 at 6:30 p.m.

Call to Order (Time): Chuck Kouder called the meeting to order at 6:32 pm.

Pledge to Flag

Roll Call:

Present	Chuck Kouder, President	Absent	Tim Kubiak, Director of Operations
Present	Richard Sharpe, Vice President	Present	Michelle Bakker, Building Administrator
Present	Colleen Schieben	Present	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 August 19, 2020 meeting.

Old Business:

- 1. 6425 W 141st Ave – Ward, Pamela R:** Pamela Ward, 408 W Sigler, Hebron, IN 46341, and her son Michael Ward were present tonight. Ward indicated she had boarded up the windows that had been broken and secured the front door. Michael showed the Commission photos he had taken of the work they have done. Michael indicated they were awaiting funding in order to obtain the permit for demo. Their plan is to demo the house, leave the foundation and keep the tap/utilities. Ward confirmed to Wilkening the plan was to have it completed in a year. Wilkening recommended they pull the permit so it gives a source of record and timeline since the permit is good for a year. Ward was directed by the Commission to return at the November 18, 2020 meeting with an update.
- 2. 7223 W. 126th Ave. Wellwerts, Noreen & Brooks, Patricia:** Owner was not present. Deutmeyer stated a demo order had been mailed to two locations and posted on site. He stated the Board can affirm the prior order since Wellwerts and Brooks have not demolished the structure and send notice to Kubiak to demo. He stated they would prep the order affirming the prior order and obtain Kubiak's signature. Wilkening inquired if the Town would own the property. Deutmeyer explained the bill would be created then file a lien with Lake Superior Courts for a judgement of record against the property. He presumed it would remain on the tax sales, as it did last year, and noted the redemption period is 365 days. Colleen Schieben made a motion, seconded by Richard Sharpe to issue the order to execute the affirming prior demo order.
- 3. 12611 Cline Avenue – Urquiza, Sergio H.:** Owner was not present. Deutmeyer stated they have an updated title and the issue had been finances to tear it down. Discussion took place regarding notifying the owner the plan to proceed with the demo. Wilkening confirmed for Sharpe he had not been on the property recently but believed nothing had changed. Austgen recommended obtaining an estimate from a reputable contractor on cost for demo and clean up and recommended the Commission request an order of demolition. Richard Sharpe made a motion, seconded by Colleen Schieben, to order demolition on this property. Deutmeyer stated the estimate of cost with the letter issuing the demo could be sent all at once.

Town of Cedar Lake – Unsafe Building Department

September 16, 2020

- 4. 12740 Hilltop – Wade & Dunn Land Trust #1351:** No one was present. Deutmeyer confirmed for Sharpe that title work had been ordered but not back yet. Bakker stated the report has been completed and suggested a notice to appear letter be sent.

New Business: None

Update Items:

- 1. 7118 W. 131st Pl – Orellano, Noel:** Bakker stated she spoke with him today and he was apologetic that he was unable to attend tonight. He completed the unsafe entrance with concrete. He has a tree company coming to remove it. He would like to proceed with work and permitting. Commission requested this item remain on the agenda to obtain an update.

7512 W. 128th Ln: Bakker stated she received a call from someone regarding this address. Wilkening indicated the property address sounded familiar.

7213 & 7215 W. 128th: Schieben indicated these two properties she has received complaints about, noting one of them contained a lot of cats. Wilkening stated one of them does not meet the standards for unsafe building. He indicated it must meet the requirements of unsafe before they can do anything.

Public Comment: None.

Adjournment: Kouder called the meeting adjourned at 6:50 pm.

Next meeting: October 21, 2020 at 6:30 p.m.

Chuck Kouder, President

Richard Sharpe, Vice President

Colleen Schieben

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.