

BOARD OF PUBLIC WORKS AND SAFETY
REGULAR MEETING
January 22, 2025

The Board of Public Works and Safety met for a regular session at the Nancy J. Dembowski Community Center on Tuesday, January 22, 2025, at 9:30 AM CST. With the following members present: Mayor Dennis Estok; Clerk-Treasurer Cyndi Kidder, and Board Members Steve Dodge and City Attorney Justin Schramm. Board member Jim Collins was absent.

RE: AMENDMENTS TO THE AGENDA

A motion was made by Steve Dodge to add to the agenda the update from City Attorney Justin Schramm. The motion was seconded by Mayor Estok and passed by a vote of Two (2) ayes and No (0) nays.

RE: APPROVAL OF MINUTES REGULAR MEETING 1/14/25

Minutes of the previous regular meeting were mailed to the Board Members prior to the meeting for their review. Steve Dodge made a motion to approve the minutes as presented. The motion was seconded by Mayor Estok and passed by a vote of Two (2) ayes and No (0) nays.

RE: UPDATE FROM CITY ATTORNEY JUSTIN SCHRAMM

City Attorney Justin Schramm informed the board that the Court Hearing for 401 E Lake Street was extended out until January 23, 2025. A case was filed for the property owner of the Prettyman and John Street Apartments, waiting on a hearing date.

RE: BID AWARD – 2024 CCMG-2

Mayor Estok opened the following bids for the Community Crossings Matching Grant – 2.

Milestone	\$492,895.56
E&B Paving	\$456,074.06
Reith Riley	\$396,579.00

After a short discussion was held, Mayor Estok made a motion to accept the lowest bid of \$396,579.00 from Reith Riley pending review by Street Superintendent Jeff Borg. The motion was seconded by Steve Dodge and passed by a vote of Two (2) ayes and No (0) nays.

RE: SUPERINTENDENTS' REPORTS

Sewer Superintendent Jason Clemons informed the board that Justin and Keith installed new seals and bearings on the sludge applicator. Flow Technics will install 2 new pumps and a control panel at West Culver Road lift station when the weather breaks. The warrantied air pump was received and installed. They had a sewer main backed up on Carlson Drive, it was placed on the monthly view list. Superintendent Clemons met the new Wastewater Compliance Inspector, Porfirio Ascencio. He spent 4 hours at the plant checking everything, and our rating was satisfactory. Repairs were made at 10 S East Street, a boring crew with Brightspeed hit a sewer line. The crew assisted at City Hall helping to change out old plugs and switches for the renovation.

Street Superintendent Jeff Borg informed the Board that they received the IDEM Compost Report and all is good. The Street Department is still receiving road salt for the winter per their contract. The Street crew has also been servicing all the power equipment.

Water Superintendent Tim Lindewald informed the Board that his crew has worked on the shop sealing filters, floors, and cleaning up CL2 Room. They had to deal with a few freeze ups during the negative weather. All the year-end paperwork has been completed. Water guys helped tear down Christmas decorations and helped at City Hall with the electric in the new meeting room. They also completed their monthly duties like locates, work orders, changing meters and a few extra projects.

RE: BRIGHTSPEED

Brightspeed Supervisor of Regional Operations Curtis Peterson was present. Building and Code Compliance Director Lonie Boley informed the Board that an unregistered boring contractor that works for Brightspeed bored through the residential sewer line and into a City manhole causing damage and backed up sewer into the resident's home. Homeowners had to hire a plumbing company and pay \$1,060.00 for repairs and cleaning up their home. Our sewer department had \$5,226.00 worth of damage. Supervisor Peterson said he will present the invoices to the higher ups and get them paid. Mayor Estok made a motion to table this issue until next month's meeting for an update. The motion was seconded by Steve Dodge and passed by a vote of Two (2) ayes and No (0) nays.

RE: INDIANA UNSAFE CASE REVIEWS

1. 204 W Bender – The owner transferred the case to the US District Court. Still under enforcement.
2. 6 N Pearl – The owner redeemed the taxes to remove from tax sale. Director Boley will continue with the civil penalties on the property.
3. 109 S McGill – This is still under enforcement. The owner has a burnt truck in the yard and has ordered to remove trash and truck. Director Boley recommended a willful non-compliance letter be sent to the owner. Mayor Estok made a motion for Director Boley to send the letter asap. The motion was seconded by Steve Dodge and passed by a vote of Two (2) ayes and No (0) nays.
4. 304 E Potter – No problems here anymore, property is 100% compliant. Director Boley recommends closing the enforcement. Mayor Estok made a motion to close the enforcement and send the owner a thank you letter for complying. The motion was seconded by Steve Dodge and passed by a vote of Two (2) ayes and No (0) nays.
5. 407 W Lewis – Property is compliant now (after several months). Director Boley recommends reducing the \$14,000.00 worth of fines down to \$1,000.00. He also wants to close this enforcement.
6. 419 Fear Court – Property is compliant. Mayor Estok made a motion for both 407 W Lewis and 419 Fear court properties, since the landlord worked with Lonnie and has everything up to code reduce fines and close both for being compliant. The motion was seconded by Steve Dodge and passed by a vote of Two (2) ayes and No (0) nays.
7. N of 18 S Main – The burnt down building/empty lot now, we still have not heard anything from the owner or his lawyer. The property is unsafe. City Attorney Justin Schramm is arranging a sit-down conversation with the owner and his lawyer.

8. 503 E Culver – Director Boley said the property has reached compliance finally. He has been unable to inspect it yet.
9. 21 N Shield – The property is compliant. Director Boley recommended closing this enforcement. Mayor Estok made a motion to close this enforcement. The motion was seconded by Steve Dodge and passed by a vote of Two (2) ayes and No (0) nays.
10. 202 N Fisher – Property has a single wide trailer that's been abandoned for years. It has had no water or other utilities for 13 years. The owner has passed away and no estate papers have been filed by her children. It is non-compliant. A short discussion was held. Steve Dodge made a motion to table this issue until next month. The motion was seconded by Mayor Estok and passed by a vote of Two (2) ayes and No (0) nays.
11. 53 W Lake – This property is still under enforcement, 3 units were inspected in December of 2024 and failed. Two more inspections are scheduled for February. Steve Dodge made a motion to table this until February meeting. The motion was seconded by Mayor Estok and passed by a vote of Two (2) ayes and No (0) nays.
12. 301 E Danker – This property is currently in compliance. Repairs from the fire start in February.
13. 313 Carlson – This property has a new owner, and he has cleaned it all up.
14. 351 E Washington – This property is still under enforcement and is in a non-compliance status. Director Boley recommended a fine of \$500.00. Mayor Estok made a motion approving the fine. The motion was seconded by Steve Dodge and passed by a vote of Two (2) ayes and No (0) nays.
15. 1008 S 500 E – this property is compliant and all cleaned up.
16. 8 N Main – This property is still under enforcement. The owners have done a lot of interior work and are remodeling the 1st floor interior. They do have a permit for 1st floor remodel. An update was tabled until the May meeting.
17. 302 E Potter – This property is under enforcement and will do the clean up and repair fence once the weather breaks. An update will be done in a couple of months.
18. 1407 S Heaton – This property is under enforcement. It looks very nice, automatic wash is still closed but finding someone to fix it. Director Boley recommended making this case inactive. Mayor Estok made a motion approving the case to be moved to inactive. This motion was seconded by Steve Dodge and passed by a vote of Two (2) ayes and No (0) nays.
19. 705 E New York – This property is still under enforcement. The owner was present, and a long discussion was held. Mayor Estok made a motion for Director Boley to show the owner how to apply for special request from BZA to change zoning to commercial. The motion was seconded by Steve Dodge and passed by a vote of Two (2) ayes and No (0) nays.
20. 406 W Elm – this property has been under enforcement since December 23, 2023. The owner has moved and has left it empty. Director Boley is trying to contact the owner.
21. 254 W Locust - This property has been under enforcement since March 2024. The owner's son lives here and was issued an ordinance violation ticket for stealing City water for \$500.00. The fine will be added to the property's taxes if it continues to be unpaid. This case will remain open.
22. 553 E Lake – This property is under enforcement; it will continue in that status until an update is available around May meeting.
23. 408 S Bower – This property is compliant. Director Boley recommends closing this enforcement. Steve Dodge made a motion to approve closing the enforcement. The motion was seconded by Mayor Estok and passed by a vote of Two (2) ayes and No (0) nays.
24. 815 S Fisher – This property is compliant. Director Boley recommends closing the enforcement. Steve Dodge made a motion to approve closing the enforcement. The motion was seconded by Mayor Estok and passed by a

vote of Two (2) ayes and No (0) nays.

25. 607 S Prettyman – This property is compliant. Director Boley recommends closing this enforcement. Mayor Estok made a motion to approve closing enforcement. The motion was seconded by Steve Dodge and passed by a vote of Two (2) ayes and No (0) nays.

26. 253 E Washington – The property will remain active, but property looks good at this time. The \$2,500.00 fine is on hold.

There being no further business to come before the Board at this time the meeting upon motion was duly adjourned.

Dennis Estok, Mayor

Attest: _____
Cyndi Kidder, Clerk-Treasurer