

BOARD OF PUBLIC WORKS AND SAFETY  
REGULAR MEETING  
June 26, 2024

The Board of Public Works and Safety met for a regular session at City Hall on Wednesday, June 26, 2024, at 9:30 A.M. CST with the following members present: Mayor Dennis Estok; Clerk-Treasurer Cyndi Kidder, and Board Member Steve Dodge. Board Member Jim Collins and City Attorney Justin Schramm were absent.

Re: AMENDMENT TO THE AGENDA

Steve Dodge made a motion to add to the agenda 4A. Henry Drive Extension and 4B. Sidewalk Contractor Bids. 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 5/22/24

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: SUPERINTENDENTS REPORTS

Water Superintendent Tim Lindewald informed the board that his water crew have reopened the splash pad, fixed three water fountains and fixed the water in the Lady's Restroom. They have completed the required testing for the PFAS. 801 S Roosevelt had a new pit and tap installed. Mowing and weed eating have been done twice this month. The water crew have also replaced a check valve in a high service pump, completed work orders, locates, fixed a broken pit lid and lowered a curb stop.

Street Superintendent Jeff Borg informed the Board that they had a routine inspection of their compost facility on June 18, 2024. The compost site is in compliance. The street Crew has been working hard at their daily work routine.

Sewer Superintendent Jason Clemons was absent from the meeting, but a copy of his report was given to both Board Members.

Chief of Police Chad Dulin informed the Board that Officer Branden Pittman resigned from his position on June 17, 2024. The department is currently down two officers. There are two new SOP's and over the last month vehicle maintenance has cost about \$1,264.00.

RE: HENRY DRIVE EXTENTION BID

The Henry Drive Extension Bid that was taken under advisement at the last meeting is now recommended acceptable by Territorial Engineering, LLC. Steve Dodge made a motion to accept the low bid minus alternate #1 from J.D. Excavating. The motion was seconded by Mayor Estok and passed by a vote of Two (2) ayes and No (0) nays.

RE: 50/50 SIDEWALK PROJECT – CONTRACTOR BID OPENING

Only one contractor bid was received for the 50/50 Sidewalk Project, it was from M.H. Construction at \$28,150.00. Mayor Estok made a motion accepting the bid from M.H. Construction with Jeff Borg's approval. The motion was seconded by Steve Dodge and passed by a vote of Two (2) ayes and No (0) nays.

RE: 109 S MCGILL (KWILIN) – UPDATE

Building and Code Compliance Director Lonnie Boley informed the Board that at this time the property is all cleaned up. Director Boley recommended it be removed from the agenda and no further action be taken.

RE: 503 E CULVER (SLAGLE) - UPDATE

Director Boley informed the Board that some of the residents living there are still looking for new housing. Director Boley's recommendation is he will continue to follow up with them, while they keep looking for adequate housing. No further action taken at this time.

RE: 705 E NEW YORK (COCIOVAN) – REVIEW

Director Boley informed the Board the property is not up to code. The owner was present. The property is zoned Manufacturing. A long discussion was held about what the property is used for and all the cleanup that needs to be done. Mayor Estok made a motion giving Mr. Cociovan one month to show improvements to the property plus more of the cleanup completed or fines will be assessed. The motion was seconded by Steve Dodge and passed by a vote of Two (2) ayes and No (0) nays.

RE: MELVIN ZEITERS PROPERTIES – REVIEW

Director Boley informed the Board that he inspected 3 more units and they passed. There are 7 more units, and his contractors are working on some electrical issues. Director Boley recommended for the properties to be removed from the agenda, but he will continue to check the progress and complete the additional inspections. Mayor Estok made a motion approving the properties removal from the agenda and for Director Boley to continue working with the owner to get all inspections done. The motion was seconded by Steven Dodge and passed by a vote of Two (2) ayes and No (0) nays.

RE: 18 S MAIN STREET – DOWNTOWN DEPOT – REVIEW, AND NORTH OF 18 S MAIN – UPDATE

Director Boley informed the board that there has been no further communication from the owner about the unsafe order. The Notice of Fines was delivered. Next month the owner's 60 days will be up. Legal advice will be sought about this situation. The North of 18 S Main property has progress being made by the City at our expense to make the burnt lot safe.

RE: 401 E LAKE STREET – REVIEW

Director Boley informed the Board that there are no significant improvements to the property and there are no utilities on at this time. The property owner is still under enforcement, the next step is to issue a willful non-compliance order. Mayor Estok made a motion approving the willful non-compliance order and gave the property owner 30 days to completely clean it all up. The motion was seconded by Steve Dodge and passed by a vote of Two (2) ayes and No (0) nays.

RE: 253 E WASHINGTON STREET – REVIEW

Director Boley informed the Board that the owner is making progress on the property. There new windows are almost installed, and the new siding is being installed starting on the 28<sup>th</sup> with a friend's help. Siding should be completed by August 1<sup>st</sup>. Director Boley recommended reviewing again next month.

RE: 553 E LAKE STREET – REVIEW

Director Boley informed the Board that the owner was given a take action order on September 13, 2023. The owner got a building permit on December 6, 2023, and was given until the end of May 2024 to finish the exterior. The owner was present at the hearing. However, the owner didn't work on the exterior instead he demolished 36 feet of the East foundation wall which is wide open currently. In this condition it is considered unsafe for public health, safety and welfare according to Indiana Unsafe Building Law IC 36-7-9. A discussion was held, and the owner of the property informed the Board it is braced up and will not fall in. Mr. Brooke also stated that he is working as much as he can and can only do so much as one person can. Mr. Brooke stated he just needs more time. Director Boley and Mayor Estok stated the foundation needs to be done as soon as possible. Mr. Brooke was also asked if he had any liability insurance on the property. He stated he does not but will get it today. Mayor Estok made a motion that the property owner needs to meet with Director Boley and set up a timeline for foundation work to be completed and gave him until the next Board of Works meeting in July to have the unsafe foundation completed. The motion was seconded by Steve Dodge and passed by a vote of Two (2) ayes and No (0) nays.

RE: 305 E JOHN STREET – REVIEW

Director Boley informed the Board that the John Stret Apartments is still under enforcement and is non-compliant at this time. The trash dumpsters are always overflowing, electrical wires hanging, having plumbing issues and in one apartment their toilet is sinking into the floor. Director Boley is receiving phone complaints from tenants. Director Boley told the Board starting the beginning of July he will be scheduling inspections of each apartment. Mayor Estok made a motion to reinstate the balance of the assessed fine of \$1,500.00 for continued non-compliance. The motion was seconded by Steve Dodge and passed by a vote of Two (2) ayes and No (0) nays. The Mayor also recommended that the owner attend the July meeting.

RE: BRIGHTSPEED IN RIGHT-OF-WAY PERMISSION

Don Studebaker with Brighspeed, Mitch Garlock with Congreux and a couple job site supervisors were in attendance. They spoke to the Board about how their use of the right-of-way will be minimally invasive. About 85% of their build will be aerial. Director Boley stated he has been in communication with them. A discussion was held about the City's concerns with their build and go over the blueprints of the build with Director Boley.

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

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Dennis Estok, Mayor

Attest: \_\_\_\_\_  
Cyndi Kidder, Clerk-Treasurer