

**MINUTES OF THE MEETING OF THE BOARD OF PUBLIC WORKS & SAFETY
VALPARAISO, INDIANA
July 24, 2020**

The Board of Public Works & Safety of Valparaiso, Indiana met July 24, 2020 at 10:00 a.m. in City Hall. Present were Mayor Murphy and Holly Howe. Steve Poulos participated via livestream video. Mayor Murphy called the meeting to order and led the Pledge of Allegiance.

Holly Howe moved that the minutes of the July 10, 2020 meeting be approved, seconded by Mayor Murphy and so approved.

Holly Howe moved that the claims be approved for payment subject to appropriation balances, seconded by Mayor Murphy and so approved.

Bid Opening for TOD Parking Lot Landscaping Project

Stu Summers opened bids for TOD Parking Lot Landscaping project. Bids received were from:

- Modern Edge \$136,308.39
- Douglas Landscape Inc. \$78,877.00 – Item #1
 \$13,623.00 – Item #2
 \$92,500.00

Bids will be referred to the Engineer's office, presented at the Redevelopment meeting on August 13, 2020 and a recommendation made at the Board of Works meeting on August 14, 2020.

Bid Opening for TOD Parking Lot Lighting Project

Stu Summers opened bids for TOD Parking Lot Lighting project. Bids received were from:

- Michiana Contracting \$140,097.00
- Circle "R" Electric \$122,775.00
- Sargent Electric \$119,650.00

Bids will be referred to the Engineer's office, presented at the Redevelopment meeting on August 13, 2020 and a recommendation made at the Board of Works meeting on August 14, 2020.

Site Work Applications – Hoosier Cable for Comcast and NITCO

Mike Jabo requested approval of two Site Work Applications. Hoosier Cable for Comcast at 4010 Crown Drive. NITCO for 3701 -4101 Murvihill. Mike recommended approval contingent on review and approval from the Valparaiso City Utilities.

Holly Howe moved to approve both Site Work Applications contingent on review and approval from the Valparaiso City Utilities. Seconded by Mayor Murphy and so approved.

Unsafe Building Status – 1425 Glendale Blvd

Attorney Rhett Tauber reported work is progressing on the project. There have been three mortgages on the property. All three have been paid in full. There have been five Notice of Mechanic's Liens filed on the property. All five have been paid in full. The only encumbrance on the property is the City's Order of Demolition. The expected completion date for the project is September 2021. The Board expressed its pleasure in seeing the project moving forward.

Unsafe Building Status – 301 Morthland

Attorney Estrada reported the building has been demolished at the owner's expense. Grading and seeding have been done. Rain has caused a wash out issue and the owner has agreed to fix this if necessary. Attorney Estrada recommended a voluntary dismissal of the Order to Demolish, which the Board unanimously accepted.

Unsafe Building Status – 756 Franklin

Attorney Estrada reported Vicki Thrasher has begun doing the environmental work and has contacted NIPSCO. Once this work is done, demolition will be scheduled. There has been no recent communication with the property owner.

Unsafe Building Status – 1756 Harrison Blvd

Attorney Estrada reported the repairs are scheduled to be completed on the 27th of July. He anticipates asking to have the Order to Demolish dismissed at the next Board of Works meeting.

Unsafe Building Status – 353 John Glenn Drive

Attorney Estrada reported there is a hole in the foundation of this building large enough for an adult to crawl through. The owner, Charlotte Rigg, addressed the Board. She has talked with a contractor and he has given her an estimate to repair the foundation and flooding issues on the property. She has been told the contractor she would like to hire is not registered with the City of Valparaiso. If this contractor cannot get registered with the City, she would like additional time to look for a contractor to do the work. No one is living in the house at the present time and it has been vacant for approximately six years. The primary issues are drainage and lack of property maintenance.

Attorney Estrada advised the building is in bad shape. He recommends having the evidentiary hearing today.

Holly Howe moved to proceed with the evidentiary hearing today, seconded by Mayor Murphy and so approved.

Evidentiary Hearing – 353 John Glenn Drive

Attorney Estrada presented the Notice of Demolition, Notice of Hearing, photographs of property, title memorandum, Proof of Service and Proof of Publication. All were accepted by the Board. Building

Department Director, Vicki Thrasher, was questioned by Attorney Estrada. Ms. Thrasher has inspected the property from the exterior. The house has been vacant for approximately six years. Her concern is the failure of the foundation on the west side of the building. There is a hole in the foundation that is approximately 12' X 7'. This hole makes the structure a safety hazard. The structure contributes to blight in the neighborhood. There is a lack of maintenance such as rotting wood and peeling paint. Vicki Thrasher inspected the property for a second time yesterday. It appears the grass in the backyard has been mowed and snow fence has been put up around the property. This fence is not enough to mitigate the problems with the structure and existing public safety hazard.

The owner, Charlotte Rigg, stated the contractor she has been talking to advised her it would not be too expensive to repair this damage and fix the cause of the damage. The issue is water going from the tile to the basement. She also advised the basement is not under the entire house. The majority of the house is on a crawl space. Her estimate is \$5,000 for labor and she buys the materials. This covers fixing the drainage issue and the foundation wall. The estimate does not address the issue of installing larger gutters, roof repair, or bare wood and peeling paint on various areas of the structure.

Steve Poulos asked if the owner has been talking to a contractor who is qualified to determine if the foundation will be structurally sound when repaired. Attorney Estrada answered the contractor is not registered in the City of Valparaiso. It would be the owner's responsibility to hire an engineer to make that determination.

Steve Poulos moved to continue the proceedings for 30 days. This is contingent on the owner providing the City with a certified report by an engineer determining if the structure is salvageable. The continuation is also contingent on the owner giving Vicki Thrasher access to the inside of the structure. This is an agreed motion with the owner agreeing to the contingencies. Seconded by Holly Howe and so approved.

Property Maintenance Procedure

Patrick Lyp discussed the process for property maintenance procedures. Currently he is working with Ernie's Shell and Valpo Transmission. At the next meeting he will be asking for approval of some forms to be used in this process. At the next Board of Works meeting he will have an update on the old 3-D parking lot on East Lincolnway.

There was no further business and the meeting was adjourned.