

MINUTES OF THE REGULAR MEETING OF THE BOARD OF
WORKS AND SAFETY FOR THE CITY OF ATTICA
July 6th, 2021

The Board of Works and Safety for the City of Attica met, pursuant to Public Notice, on Tuesday, July 6th, 2021, at 5:00 P.M. in the City Council Room.

Present was Board Member, Chris Gayler, Andy Smart, Mayor Duane Roderick, Attorney Mallory Redlin and Clerk-Treasurer Joanne Broadwater.

Minutes from the previous meeting:

Smart made a motion to approve the minutes from the June 15th, 2021, meeting, Gayler seconded, all were in favor, and the motion passed.

Citizens petitions:

None

Department Head Reports:

Director of Public Works, Eric Swank asked Redlin if the city has possession of the Gloria Hoffa property, Redlin stated no, not yet, and she would follow up.

Attica Fire Chief, Mike Little was not present

Police Chief, Matt Powell, was not present.

Building Commissioner, Jeff Pycke -

The regular meeting was suspended to hold unsafe building order hearings.

- 206 W. Pike St. – Review hearing - Mrs. Parris stated John Smith is buying the property from her but she has not heard from him. Mrs. Parris believes that Medicaid has a lien against the property. The board asked Mrs. Parris to follow up on this property and report back to the board on August 3rd, 2021.
- 907 E. Summit St. – Review Hearing – Pycke reported the house is gone and leveled. Pictures were provided. Smart made a motion to dismiss the UBO, Gayler seconded, all were in favor, motion passed.
- 424 E. Main St. – Review Hearing – Mr. Tibbett owns the property. Pycke stated he has seen progress on the property but not compliance with the UBO. Smart stated if the house is sealed up and the roof partially completed by October 5th, 2021, a fine will not be assessed. Mr. Tibbett reported what he has done so far on the property and shared his plans for the property. Smart restated what the board had decided prior to Mr. Tibbett's presence at the meeting. Mr. Tibbett agreed.
- 204 W. Pike St. – Review Hearing – Owner North Indiana Investments – John Smith is purchasing this property, but Redlin does not know if the transfer is complete. Pycke stated some work has been done on the roof but not completed and the other items listed on the UBO have not been addressed. Smart recommended allowing until the October 5th meeting to have all the items on the UBO completed, if not completed the

city will move to tear the property down at the owner's expense, in addition to the \$5000.00 fine previously recorded on the property.

- 202 W. Yount – Initial hearing – Mr. Farley, owner – Jeff Pycke testified on behalf of the City of Attica as City Building Commissioner. Mrs. Redlin presented the exhibits of the property that the UBO is based on. Pycke stated he believed the property was a hazard due to poor conditions stated in the UBO. Gayler made a motion to enter exhibits A, B, C, Smart seconded, all were in favor, motion passed. Pycke stated Mr. Farley has complied with the UBO request and made the necessary repairs. Mrs. Redlin stated it appears that the property now appears to fall within the Property Maintenance Ordinance and should be reviewed accordingly. Smart made a motion to table this property hearing to give Mr. Pycke a chance to review the property under the Property Maintenance Ordinance until the August 3rd, 2021, meeting, Gayler seconded, all were in favor, motion passed.
- 607 N. Perry St. – Initial Hearing – ZMC Properties Inc, - Pycke testified on behalf of the City of Attica as City Building Commissioner regarding the condition of the property. Gayler made a motion to admit exhibits A, B, C and D, Smart seconded, all were in favor, motion passed. Exhibit D shows the roof has partially collapsed since the original photos were taken. Pycke stated progress had been made on the property prior to the roof collapsing. Pycke agreed that the building was unsafe, Gayler made a motion to declare the property as unsafe, Smart seconded, all were in favor, motion passed. A review hearing for this property is set for September 7th meeting.

The regular meeting was resumed.

Smart asked about the Orville Van Dame shed behind Dick Sexton's property. Pycke stated this property has been placed on hold until other properties drop off the UBO list. Smart also asked for an update on the Beaver property, Redlin stated there is not an update at this time.

Roderick stated John Smith needs to be sent a letter regarding the property at 430 E. Main St, since progress has not been made. Redlin stated this property is set for a review hearing on August 3rd. 2021.

Pycke asked to discuss 428 E. Main St. he has received complaints that this property was in a state of disrepair, not to the extent of being an unsafe building but in need of repairs. Redlin stated she sent a letter to the property owner the end of April. Pycke reported that improvements have been made and the property is now satisfactory.

Pycke has nothing further to report.

Economic Development Director, Rod Bannon, was not present.

Unfinished Business: None

New Business:

Utility Credits:

Smart made a motion to approve the utility credits, Gayler seconded, all were in favor, motion passed.

Utility Disconnects:

Theresa Myers of 110 David Dr. requested an extension on her disconnect notice for her water bill until the 21st of July. Smart asked if the account is normally in good standing, Broadwater reported that it is. Smart made a motion to approve the extension until July 21st, Gayler seconded, all were in favor, motion passed.

Gayler made a motion to approve disconnects, Smart seconded, motion passed.

Miscellaneous Business:

Claims:

The claims were presented by Mayor Roderick, Smart made a motion to approve claims, Gayler seconded. All were in favor and the motion passed.

There being no further business, Smart made a motion to adjourn, Gayler seconded, the meeting was adjourned. The next Board of Works meeting will be held on Tuesday July 20th, 2021, at 5:00pm, in person, in the City Council meeting room.

Approved: _____



Attest: _____

