

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF
WORKS AND SAFETY FOR THE CITY OF ATTICA
March 7, 2023**

The Board of Works and Safety for the City of Attica met, pursuant to Public Notice, on Tuesday, March 7, 2023, at 5:00 P.M. in the City Council Room.

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

Minutes from the previous meeting:

Gayler made a motion to approve the minutes from the February 21, 2023, meeting, Roderick seconded, the motion passed.

CCMG bids were opened by the Director of Public Works, Eric Swank:

- | | |
|----------------------------|--------------|
| • DC Construction Services | \$197,242.87 |
| • Midwest Paving | \$213,275.00 |
| • Milestone | \$344,425.00 |
| • Reith Riley | \$319,391.00 |

Ron Sheppard with HWC engineering took the bids to be certified and will let the city know which company the contract will be awarded to.

Citizens petitions:

- None

Department Head Reports:

Director of Public Works / Building Commissioner, Eric Swank:

- Had nothing to report as Director of Public Works.

The regular meeting of the Board of Works was Suspended for UBO hearings:

- 206 W. Pike St. – Review hearing -Eric Swank stated the clean up is almost finished.

Gayler made a motion to release the UBO, Roderick seconded, motion passed.

- 1104 N. Perry St. – Initial Hearing - Owner Kenny Bradbury was not present. Eric Swank DPW Director stated no changes to the property. Redlin asked the BOW members what they wanted to do with the property. Roderick stated it needs tore down but felt the owner should be given an opportunity to respond the city.

Gayler made a motion to review the property on April 4th 2023, Roderick seconded, motion passed.

- 110 N. Perry St. – Initial Hearing - Owner Kenny Bradbury was not present. Eric Swank DPW Director stated no changes to the property. Redlin asked the BOW members what they wanted to do with the property. Roderick stated it needs tore down but felt the owner should be given an opportunity to respond the city.

- **Gayler made a motion to review the property on April 4th, 2023, Roderick seconded, motion passed.**

- 709 S. Perry St. – Full UBO hearing – Deno Buljubasic represents the land trust that owns the property. Mr. Buljubasic stated the property is in bad condition but the trust company that owns it is still interested in repairing the property. Swank asked what the timeline is on the property? Buljubasic stated it would be the end of the year before the project is complete. The property representative stated they will board the house up within a month. Swank stated he believes the property needs more than just boarded up, the foundation is comprised. Roderick asked Swank what needs completed in 30 days? Swank stated in addition to the house being boarded up the foundation needs sealed up.

Gayler made a motion to schedule a review hearing on April 4th 2023, Roderick seconded, motion passed.

- 210 West St. – Review hearing - Greg Watkins spoke up stating he is now the property owner but the transfer has not been recorded at the county yet. Watkins stated he has replaced the roof, cleaned up the property and cut down an unsafe tree. Swank confirmed the progress.

Gayler made a motion to review this property on May 2nd, 2023, Roderick seconded, motion passed.

- 600 N. 3rd St. – Stacey Roderick and Rebecca Crawford property owners were not present. Swank reported that the building has been taken down and the property cleaned up. Swank recommended the UBO be released.

Gayler made a motion to release the UBO, Roderick seconded, motion passed.

- 506 N. Third St. – Betty Crawford owner was not present. Swank reported the hole in the roof has been repaired, Swank recommended the UBO be released.

Gayler made a motion to release the UBO, Roderick seconded, motion passed.

- 1104 S. Perry St. – Owners not present. Swank reported the owners have applied for a demolition permit and recommended the UBO be released.

Gayler made a motion to release the UBO, Roderick seconded, motion passed.

- 461 Ave 6 – Full hearing – Allen Baird owner, was present he stated he lives next door to the property. Ms. Redlin asked if Mr. Baird believes the building is unsafe? He agreed that the building is open to the elements at this time. He plans to repair the building so it can be used as a home office.

Roderick asked for a timeline on when the building would be boarded up. Mr. Baird stated he is working on the property alone and it would take approximately 3 months to close it in. Swank explained what "closed in" means to the city. Roderick stated he wanted the building sealed by the first BOW meeting in April. The property owner agreed. Redlin asked if the BOW wanted to declare the building as unsafe. Roderick stated they would give the owners 30 days to seal the building up before declaring the building as unsafe.

Gayler made a motion to table the UBO until April 4th 2023, Roderick seconded, motion passed.

- 104 E. Vine St. Gerald Hutts was present representing this property. Mr. Hutts stated the property is still in his deceased parents' name.

Redlin confirmed that Mr. Hutts received the notice of the UBO hearing, he agreed. Redlin asked if Mr. Hutts disputed that the building is unsafe, Mr. Hutts did not dispute this assertion. Mr. Hutts stated once the property was in his name, he would tear it down. Mr. Hutts anticipates it may take until August 2023 to get legal position of the property. Swank stated the property is sealed up and he is comfortable with the August timeline.

Gayler made a motion to review this property at the August 1st, 2023, BOW meeting, Roderick seconded, motion passed.

- 701 E. Jackson St. – Initial UBO hearing - Claudis Greer owner was not present. Brennan Lindamood, daughter of Mr. Greer was present. She stated the property is being sold on contract to her sister. Redlin confirmed the address for the POA with Brennan, and Brennan confirmed that the POA received the UBO hearing notice.

Attorney Redlin asked Mr. Swank if he viewed the property then completed an unsafe building order? Swank confirmed.

Redlin asked the board to admit Exhibit A – copy of UBO into evidence.

Gayler made a motion to admit EX. A into evidence, Roderick seconded, motion passed.

Redlin asked the board to admit Exhibit B – proof the UBO was served to the property owner.

Gayler made a motion to admit EX. B into evidence, Roderick seconded, motion passed.

Swank outlined the unsafe areas of the properties as depicted in Ex. C. Redlin asked the board to admit Exhibit C – copy of property photos into evidence.

Gayler made a motion to admit EX. C into evidence, Roderick seconded, motion passed.

Redlin asked Swank to state the items that he feels need repaired to make it meet minimum standards for a safe structure.

Based on the evidence presented Gayler made a motion to declare 701 E. Jackson St. an unsafe building, Roderick seconded, motion passed.

Gayler made a motion to set a review hearing for this property on April 4th, 2023, Roderick seconded, motion passed.

- 106 N. 6th St. – Initial UBO hearing - IndyRe LLC owner – Owner was not present for the hearing.

Attorney Redlin asked Mr. Swank if he viewed the property then completed an unsafe building order? Swank confirmed.

Redlin asked the board to admit Exhibit A – copy of UBO into evidence.

Gayler made a motion to admit EX. A into evidence, Roderick seconded, motion passed.

Redlin asked the board to admit Exhibit B – proof the UBO was served to the property owner.

Gayler made a motion to admit EX. B into evidence, Roderick seconded, motion passed.

Swank outlined the unsafe areas of the properties as depicted in Ex. C. Redlin asked the board to admit Exhibit C – copy of property photos into evidence.

Gayler made a motion to admit EX. C into evidence, Roderick seconded, motion passed.

Redlin asked Swank to state the items that he feels need repaired to make it meet minimum standards for a safe structure.

Based on the evidence presented Gayler made a motion to declare 106 N. 6th St. an unsafe building, Roderick seconded, motion passed.

Gayler made a motion to set a review hearing for this property on April 4th, 2023, Roderick seconded, motion passed.

The regular meeting of the BOW was resumed.

- Roderick reported the Evans and Piggott building in the 200 block of Perry St. has been torn down.
- Attica received an OCRA demolition grant for the remaining buildings in the 200 block of Perry St. as well as the hotel on Perry Street.

Attica Fire Chief, Mike Little:

- Was not present.

Police Chief, Garret Miller:

- Was not present.

Unfinished Business:

- None.

New Business:

Utility Credits:

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

Utility Disconnects:

Gayler made a motion to approve disconnects, Roderick seconded, all were in favor, the motion passed.

Payroll Ledgers:

Gayler made a motion to approve the payroll ledgers, Roderick seconded, all were in favor, the motion passed.

Miscellaneous Business:

- None

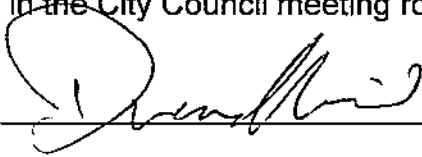
Claims:

The claims were presented by Clerk-Treasurer Joanne Broadwater, **Gayler made a motion to approve claims, Roderick seconded, all were in favor, the motion passed.**

There being no further business, Gayler made a motion to adjourn, Roderick seconded, the meeting was adjourned.

The next Board of Works meeting will be held on Tuesday March 21, 2023, at 5:00 pm, in person, in the City Council meeting room.

Approved: _____



Attest: _____

