

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF
WORKS AND SAFETY FOR THE CITY OF ATTICA
April 4, 2023**

The Board of Works and Safety for the City of Attica met, pursuant to Public Notice, on Tuesday, April 4, 2023, at 5:00 P.M. in the City Council Room.

Present was Board Member 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 March 21, 2023, meeting, Roderick seconded, the motion passed.

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:

- 1104 and 1110 N. Perry St. – Hearing documents were not served and will need to be served by the Attica Police Chief. Redlin asked that the hearing be rescheduled for 5-2-2023.

Swank stated the walls, roof and trusses have been removed at 1110 N. Perry St.

- 709 S. Perry St. – Full UBO hearing – Deno Buljubasic represents the land trust that owns the property. Mr. Buljubasic stated no progress has been made on the property, but the owners are still interested in rehabilitating the property. Mr. Buljubasic stated the property owners estimate the property will be rehabbed by summer instead of the end of the year.

Smart expressed concerns that the property is for sale and will be sold to someone else instead of the required work to rehabilitate the property, then the UBO process will have to start over.

Smart made a motion to move forward on condemning the property and tearing it down, Roderick seconded, all were in favor, motion passed.

Roderick stated the property was supposed to be boarded up by this meeting, but it wasn't, and he wants to levy fines on the property. Redlin summarized the work that was supposed to be completed by April 4, 2023, and asked the BOW if they thought there was willful noncompliance, Mayor Roderick stated "yes" because the owner representative stated they would have the property boarded up by the April 4th meeting and they did not follow through. The owner's representative agreed with Mayor

Roderick's statement. Smart asked Roderick how much he wanted to fine the property owner, Roderick stated \$200.

Smart made a motion to fine the property owner of 709 S. Perry St. \$200 for willful noncompliance with an unsafe building order, Roderick seconded, motion passed.

Swank stated this project demolition can be done in house and the owner billed for the work. Redlin asked if the property owner representative had any comments on the decision, he responded the owners would appeal the demolition order.

Smart asked Redlin if a lien could be placed on the property, Redlin stated it could.

Smart made a motion to record the fine against the property as a lien, Roderick seconded, motion passed.

- 461 Ave 6 – Review hearing – Allen Baird owner, was present. Ms. Redlin asked DPW Director Swank, if progress has been made on this building, Swank reported that it has been boarded up.

Redlin addressed the homeowner, she asked what the plans are for the property? The homeowner stated it will be a home office. Smart asked for a timeline of improvements. The owner stated windows and siding should be installed by October of 2023.

Redlin asked the board if they wanted to schedule a review hearing, Roderick stated he wanted to review the progress in 5 months. A review hearing is scheduled for August 1st, 2023.

- 106 N. 6th St. – Review hearing - IndyRe LLC owner – Desmond Brown was in attendance and is buying the property on contract.

Redlin asked Swank what work needs completed on this property, Swank stated trash removed. The exterior wall on the south side of property needs sealed up, it currently has a blue tarp over it. The garage is ready to fall and needs to be demolished.

Mr. Brown agreed with Mr. Swank on the stated issues. Redlin asked Mr. Brown what his timeline is for the repairs? Mr. Brown stated the trash is cleaned up and he will demolish the garage as soon as his purchase contract is corrected, which should occur within a month.

Smart made a motion to set a review hearing for June 6th, 2023, Roderick seconded, motion passed.

- 701 E. Jackson St. – Review hearing - Claudis Greer owner was not present. Redlin stated she received emails from a daughter who is POA for Mr. Greer, explaining that there is a land contract with another daughter and the two daughters are disputing the execution of the land contract. The daughter that is the attorney in fact documented in her email the work that was done on the property. Swank confirmed the email report. Swank stated there are still issues that need to be addressed. Swank stated he would reach out to the POA to provide details on the remaining repairs needed.

Smart made a motion to set a review hearing for June 6th, 2023, Roderick seconded, motion passed.

The meeting was resumed.

Smart reported he has received several complaints about 203 E. Pike St. the reporter stated no one is living at the property and it is overrun with cats. Smart asked Swank if he can look at the property to see if the city can take any action to have it cleaned up.

Attica Fire Chief, Mike Little:

- The Fire Territory went through, the territory will take effect January 2024.
- The Badlands reached out to the city about the donation of a new Ranger for their use.

Police Chief, Garret Miller:

- 106 N. 6th street has received citations for burning illegal materials and several other things.
- The department is still waiting for one vehicle to be delivered.
- The Milo simulator training will be set up next week.

Unfinished Business:

- None.

New Business:

Utility Credits:

- None.

Utility Disconnects:

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

Payroll Ledgers:

Smart 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, Smart made a motion to approve claims, Roderick seconded, all were in favor, and the motion passed.

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

The next Board of Works meeting will be held on Tuesday April 18th, 2023, at 5:00 pm, in person, in the City Council meeting room.

Approved:

Don M. 2

Attest:

Brookwater