

REGULAR SESSION MINUTES

LOGANSPORT BOARD OF PUBLIC WORKS AND SAFETY

Wednesday, February 23, 2022

9:30 AM – City Council Chambers

CALL TO ORDER: Mayor Chris Martin called the meeting to order at 9:30 a.m.

PLEDGE OF ALLEGIANCE: The pledge was recited in unison.

ROLL CALL: Duane Ullom, Clerk-Treasurer.

PRESENT: Chris Martin, Jacob Pomasl, Lisa Terry.

ATTORNEY PRESENT: Kelly Leeman.

MEDIA: Karen Stearns

OTHERS PRESENT John “Tony” Shanks, Madyson Clem, Angela Bullington, Bob Bernhardt, Janet Fawley, Rick Bair, Dahrol Perry, Rob Rennewanz, Randy Ulery, Steve Schwering, Nicole Coldiron

APPROVAL OF MINUTES: Minutes of the February 16, 2022 Meeting

Motion: to approve the Minutes from February 16, 2022, as presented, **Action:** Approved, **Moved by:** Lisa Terry, **Seconded by:** Jacob Pomasl. Motion passed unanimously.

APPROVAL OF CLAIMS:	\$695,459.61	Including:	Claims	\$89,026.75
			Payroll 2/17/22	\$244,971.37
			Pay Out – Ray Bean	\$5,325.34
			Ord. 2021-28	\$56,532.75
			Ord. 2022-07	\$90,000.00
			TIF Industrial Park	\$12,500.00
			TIF Downtown	\$9,273.64
			TIF East End	\$115,000.00
			Grant Claims	\$10,706.05
			MSRP Grant Claims	\$62,123.71

Motion: to approve the claims as presented, **Action:** Approve, **Moved by:** Chris Martin, **Seconded by:** Jacob Pomasl. Motion passed unanimously.

PUBLIC COMMENT:

OLD BUSINESS:

NEW BUSINESS:

- Bid Opening Rescheduled

Jacob Pomasl

Jacob stated there was a pre-bid meeting last week with contractors that were looking to bid on the Erie Avenue Community Crossings. In order to get the best bids possible and get all the quotes for the necessary items they needed a couple extra days. Jacob stated they extended the deadline to submit bids until Friday, February 25, 2022. There is a special called meeting for the bid opening for Erie Avenue, 5th to 8th Street, now scheduled for Monday, February 28, 2022, at 10:00 a.m., in the City Council Chambers.

- Contracts/Agreements

- BrandTech

Duane Ullom

- Audio/Video Systems City Council Chambers Upgrade

Duane explained this is to upgrade to put in new cameras, microphones, and to update to be able to do conference calling and video screening better. It will also give us the ability to manipulate cameras for a better angle. It will also mic the gallery; when people stand in the gallery and talk, we will be able to hear them better. Duane guesstimates this is about two months out to get this finished up.

Motion: to approve the Contract/Agreement for BrandTech for the Audio Video Systems in the City Council Chambers, **Action:** Approve, **Moved by:** Chris Martin, **Seconded by:** Lisa Terry. Motion passed unanimously.

- Indiana Media Group Advertising Agreement

Jan Fawley

This is for the Park's website with Indiana Media Group. This is an annual contract. They host all the information for all individual parks, including rentals. It is a launching pad for the Civic Rec. People can sign up for things. Jan stated they feel it is an all encompassing for all the information people want to know about the Logansport parks. Indiana Media Group host it, built it, works with the parks department employees, and provides assistance. Jan stated they work very well with her and her staff.

Motion: to approve the Contract/Agreement for Indiana Media Group Advertising Agreement, **Action:** Approve, **Moved by:** Chris Martin, **Seconded by:** Jacob Pomasl. Motion passed unanimously.

- Craig Rennemann – Contract for Landscaping Services

Arin Shaver

Arin stated this contract has been added into her budget this year instead of Redevelopment Commission. Craig is the one who trims and sprays the trees in downtown and is willing to do the new trees on West Market for the same amount that was budgeted for last year. This is for \$3,200 and will come out of Arin's contractual budget.

Motion: to approve the Craig Rennemann Contract for Landscaping Services, **Action:** Approve, **Moved by:** Chris Martin, **Seconded by:** Jacob Pomasl. Motion passed unanimously.

- Bird Rides Agreement

Arin Shaver

Arin asked for this to be tabled for two weeks. There is a meeting planned next Wednesday to discuss more areas of concern. It will be determined if it will actually be put in the agreement versus just letting them know.

Motion: to table the Bird Rides Agreement for the March 9th Board of Works meeting, **Action:** Approve, **Moved by:** Chris Martin, **Seconded by:** Jacob Pomasl. Motion passed unanimously.

- Quick Claim Deed for Land Transfer

Arin Shaver

Arin explained this land transfer is for the farmers market land that they are looking at trying to get apartment housing on. The council has approved to transfer the land to Redevelopment Commission and can be used for incentive for a developer and for them to write the RFP to find a developer. To actually transfer it, she stated, they need a deed transfer. The cost is \$150 and Arin said she can pay for that out of her contractual services.

Motion: to approve the Quick Claim Deed for Land Transfer, **Action:** Approve, **Moved by:** Chris Martin, **Seconded by:** Jacob Pomasl. Motion passed unanimously.

- Street Department

Tony Shanks

- Dumpster Request

- 2435 Usher Street, on street in front of home

Tony stated he does not have any problems with this request.

Motion: to approve the Application for Dumpster Request at 2435 Usher Street, as presented, **Action:** Approve, **Moved by:** Chris Martin, **Seconded by:** Lisa Terry. Motion passed unanimously.

- Applications for Curb/Street Cut

- NIPSCO – left side of 330 Water Street, Logansport

This is boring under the street and Tony does not have any issues with this request.

Motion: to approve the Application for Curb Cut /Street Cut for NIPSCO, as presented, **Action:** Approve, **Moved by:** Chris Martin, **Seconded by:** Jacob Pomasl. Motion passed unanimously.

- QC Communications – boring north on the west side of Mall Rd, then boring west, then south

This will not disturb any asphalt going under the road and Tony approves of this request.

Motion: to approve the Application for Curb Cut /Street Cut for QC Communications, as presented, **Action:** Approve, **Moved by:** Chris Martin, **Seconded by:** Lisa Terry. Motion passed unanimously.

- Prime Contracting – located approximately 12"-24" in to asphalt on the west side of College Street at approximately the property line to the south of 1425 College Street.

This is for a sewer line that was completely broken down. Tony believes this began on Monday and is most likely done. He plans to go check and acknowledged Prime Contracting has always been good to work with.

Motion: to approve the Application for Curb Cut /Street Cut for Prime Contracting, as presented, **Action:** Approve, **Moved by:** Chris Martin, **Seconded by:** Lisa Terry. Motion passed unanimously.

- Code Enforcement
 - Weekly Report

Randy Ulery

Randy came forward and acknowledged someone is here from 1211 North Street and would like to speak when there is an opportunity. Last week there were 21 new trash violations issued, 14 cleared by the owners and 3 property cleanups were done. There are 4 extensions pending. There were 2 new vehicles tagged, 3 cleared by the owner, and 5 extensions pending. There are 4 new notices to appear and 3 more properties have appeared before the Board of Works in 2022.

Motion: to approve the Code Enforcement weekly report, **Action:** Approve, **Moved by:** Chris Martin, **Seconded by:** Jacob Pomasl. Motion passed unanimously.

- Old Business
 - 121 E. Linden Avenue

Mayor Martin asked if anyone was here to represent this property. Nobody came forward. Randy explained this was at the Board of Works meeting two weeks ago. The property cleanup has already been done and is here again to discuss the fine or if there was going to be a fine placed on this property. Lisa asked if anybody has communicated with the owners. Randy said no, they have reached out to their new address and have not received anything back at this time. Lisa stated she drove by and it does look better. She asked what happens with the tires that are out front. Randy stated they are still working on that. Mayor Martin acknowledged the issue is a violation once a year since 2015, mostly trash and debris. Rob Rennewanz came forward. He said this property will more than likely be condemned in a very short amount of time. He, nor Randy, have heard from the owners. Mayor Martin asked the board for suggestions. Lisa turned to the attorney to inquire how to locate someone who now lives out of state. Kelly asked what the address is on the property and Randy replied. Kelly stated the lien can be applied for the cleanup. He assumes the property is going to be in transition and has some value. Rob stated it is possible. Kelly explained to go after them to file a lawsuit they can ignore service at this point, living out of state. He does not feel it is worth the expenditures. Randy feels, with everything that may happen in the next few weeks, that a fine might be overkill. He said the clean up is already done and sent to billing. There is more work to be done with this property; this might be too much to pack onto it and the money may never be paid.

Motion: to not fine 121 E Linden Avenue, **Action:** Approved, **Moved by:** Chris Martin, **Seconded by:** Jacob Pomasl. Motion passed, 2-1.

- 101 Lockwood Street

Mayor Martin asked if anyone was here to represent this property. Nobody came forward. Randy explained this too was brought before the Board of Works on February 9, 2022. The property is cleaned up and was also here for multiple violations. Their fine was set at \$500 and today was their day to appeal the fine. Mayor Martin mentioned a letter was sent out. Randy confirmed.

Motion: to fine the property at 101 Lockwood Street \$500, **Action:** Approve, **Moved by:** Chris Martin, **Seconded by:** Lisa Terry. Motion passed unanimously.

- 638 Grove Street

Mayor Martin asked if anyone was here to represent this property. Angela Bullington came forward. Randy stated this was at the February 9, 2022, Board of Works meeting. The day after the meeting Angela made contact with Randy. This is here to appeal the \$2,000 fine. Randy stated there is now a tarp covering the carport. There has been good effort in trying to clean it up; a lot of extensive work has been done outside, trying to clean it up. Jacob acknowledged that is great to hear and really what the city wants. Mayor Martin explained to Angela the reason this is here is for being a reoccurring property. He asked her if she understands now what needs to be done. Angela stated her son is living with her now and he is going to maintain the property. He will be getting a dumpster. She stated this is because of people moving and

coming and going. She said they are getting it taken care of and making sure it stays that way. Jacob suggested talking with Randy if she needs any information and communicated that the city is willing to work with her. He also explained that the city does not want to be the ones to initiate a cleanup notice.

Motion: to not place a fine on 638 Grove Street, **Action:** Approve, **Moved by:** Chris Martin, **Seconded by:** Lisa Terry. Motion passed unanimously.

- Request for Property Clean Up
 - 1417-1419 E. Broadway or Anita D Hillis

Mayor Martin asked if anyone was here to represent this property. Nicole Coldiron and Steve Schwering came forward. Randy explained this started on 2/1/22 with furniture and stuff on the property. The reason it is here now is because it is a multiple violation in a 12-month period. Currently, the property is cleared but stuff was out there for two weeks before it was cleaned up. Jacob acknowledged their bulk pick-up is the third Monday of the month. Randy explained they are only allowed two items so when there is multiple, it will not all be picked up. Jacob feels with this being two properties they should pick up two items for each property. Steve acknowledged that might be part of the problem, the trash company may consider it to be only one property instead of two because it is a duplex. Jacob asked if there are two trash bins or just one for the property. Steve was sure of two trash bins being there. Randy stated a picture shows two sets being out there. Jacob mentioned he notices the bins are the old bins and they can get larger bins which may or may not help. Steve stated the issue is not the home owner, it is the renters. They throw stuff in the alley and expect others to take care of it. Steve said, in many cases, John Hillis is the owner and is not interested in having a place that looks like crap. He said these things do take time and inquired what Randy and the board are thinking. Steve stated their biggest problem is the renters not having any ownership. They can do whatever they want, and they have to clean it up. Lisa acknowledged wording being stated in the lease agreement so there is a cause and effect. Steve agreed and suggested fining the renters instead of the owners. Mayor Martin acknowledged this should be in the lease so if the owner gets fined it is the renters responsibility. Lisa mentioned holding them accountable. Steve further explained what then happens is they go to court to have the people evicted. The judge says they pay their rent every month and will not evict them. Steve acknowledged, as a group of people who love Logansport, they need to communicate and get to the bottom of this. He restated again, in many cases it is not the homeowners creating the problem, it is the renters. Lisa suggested there may be communication issues when looking at the signature of the recipient and not being able to read it. Jacob stated they are not far off with this property; as long as they know about bulk pick, it can be picked up. He also suggested getting bigger trash cans. Steve repeated Jacob, acknowledging as long as the renters know. They have to register every property that they manage but no communication comes to them. He said they have an owner on another property that lives in California. A letter is sent and received in a week, sits in his mail for a couple days, then calls Steve two weeks after the letter was sent. Steve inquired why they do not receive those letters, too, for the properties they manage. Steve acknowledged they take care of the issues when they are made aware. He mentioned he too

does not like seeing trash laying around. He asked the board what they want. Jacob said they can work on this. He explained Randy's system which includes him visiting neighborhoods the date after their trash is picked up. Jacob stated they would like more proactivity and suggested someone going out the day after trash is picked up to check. Steve asked who is supposed to be out there. Jacob suggested one of them. Steve stated they need to get notified. Randy reiterated he runs a set route every week; on certain days he basically follows the trash truck. If you know you have a problem property, know when their trash date is and swing by there some time throughout the day. This way, if there is something else out there extra, they can catch it before Randy catches it. Jacob acknowledged if Randy sees it, he has to start the property clean-up process. It is wasting the city's time if the same property continues to go through the Board of Works. Randy explained, if this property has not had a previous violation, 2 violations in a 12-month period, they would not have seen this at the Board of Works because it would have already been cleaned up. The 2 in 12 system is a way to try and figure out how to stop these multiples violations. Steve stated he does not think they can stop them with the same people living in the same properties and they do not care. He acknowledged the suggestion to adjust the lease for people to know it rolls downhill. Mayor Martin stated he believes Steve can be the trend setter for that. Steve said that is an adjustment they can quickly make, but reverted back to the need for communication. He said if they register and manage the properties they need to know when something like this happens. He explained they are the ones that will work to resolve the problems, not the owners who are the ones receiving the fine. Steve does not find fault with his or Randy's system but suggested more communication. Randy mentioned some properties come up on Elevate with an actual post office address for their office. He stated the properties that they have communicated the most about have not put their office post office box as their address. They keep their same legal address as them still being there. Steve asked the board who they would like to have responsible for it, because if they fill out a registration, the city has that registration. He said if the city uses Elevate, that is not his problem. He suggested looking at the registrations and to notify the property managers. He explained if he had property managers that live out of state and do not care it is because they do not care. He said his office cares and also wants to solve these problems, like the city. His point is, Schwering Realty needs that communication, not the home owner, and doing that needs to be figured out. Nicole suggesting separating, giving the example of Doug Hines. The issue with Doug giving Schwering's address is that they now receive tax information for all of Doug's properties. Nicole said it is a pain to swap over and people do not want that because they want to stay on top of their stuff. When you start changing addresses it messes with all the important stuff too. Lisa inquired why property managers don't get the same copy that is sent to the home owners. Jacob asked what is needed for letters to be sent to property managers, as well as, the address on Elevate. Steve asked if they have their registration. Madyson replied with "it depends." More discussion was held, including Nicole mentioning a \$2,000 fine placed on a property at a meeting she missed. Mayor Martin explained the structure of this administration is he is the executive who puts people in their place, as far as department heads. Jacob is over the building department and Randy, Madyson, and Rob report to Jacob. If it gets to the mayor, there is a problem. Ultimately, when it comes down to it, they have been using Elevate. What the mayor wants everyone in the community to understand is they are trying to clean up messes made well before this administration took office. For many years, this was not

considered an issue when it should have been. He explained they are trying to be proactive and to get ahead. He agreed there does need to be better communication and asked Steve to offer suggestions to make this better. Steve agreed. Lisa suggested creating a rental management task force that can come together to solve the issue. She explained having a group of people who helped her work on the animal ordinances. Steve mentioned there use to be a group that got together, but no longer. Steve acknowledged, they understand what the city wants done, to clean up the properties. He stated, what they need is for the city to contact them instead of the home owners and inquired about implementing that. Mayor Martin stated they will need to get with Madyson to make sure all the Schwering Realty properties are registered with the city in order to send a copy of the letter to them instead of the owners. Steve mentioned needing to look at the registrations instead of Elevate. Steve asked who registers the properties. The Mayor said Madison does. Randy acknowledged that the home owner can initially register the property. He communicated that 1211 North is not in any of their systems that shows/states Schwering Realty manages it. If the city knows it is managed, they can be more proactive. Steve stated they are on board with working together. Nicole stated she called the city to get the inspection done because she is pushing owners to get stuff done. Madyson acknowledged she tried to schedule an inspection on the 1211 North Street and there was no date set. Randy acknowledged their biggest goal is to get things cleaned up. Steve stated they will get this figured out and will get every property registered. He stated, in the meantime, this property [1417-1419 E. Broadway] is cleaned up. The other property, he said, is a major problem. When they acquired the property, they found an electrical cord running from two properties over, across the back yard: because they did not have any electricity. They called the police and removed the cord. That being said, the fine levied on 1211 North Street, Steve feels like they immediately took care of the issue. He mentioned the biggest problem with this place is the garage goes across the whole back side of the property. If anyone does anything behind that garage, nobody sees it, including the tenants. Steve mentioned another property that had the same issue. He acknowledged, if the city can continue to communicate, they will continue to clean up. Mayor Martin asked Steve if he wanted to appeal the fine for 1211 North Street. Steve confirmed he would, reason being it has a good owner and he has good property managers but a bad property. Lisa suggested it would take a year to get it cleaned up and rented again. Nicole acknowledged the steel doors on the garage that were removed and scrapped. Steve mentioned a homeless man, also known as The Ghost, that frequently visits the garage and apartments and he is working on this issue as well. Steve acknowledged they are at the meeting because they care. Randy explained 1211 North was at the Board of Works, after being cleaned, was because of the multiple violations consistently on the property. Steve agreed with Randy, acknowledging the property is in a location and that is going to happen nonstop. Randy explained to Steve, that is the reason it was brought in, to find a way to stop it. They cannot just continue to say it has been a problem, there has to be a solution to fix the problem. Steve asked what they have done with other properties in this situation. Randy stated the same thing they did with this one; fine them. Steve asked if it fixes the problem or if it continues. The mayor and Randy, both stated it is becoming less and less of a problem with repeat properties. Randy explained they have worked with other properties to make them better, which is their goal. He said doing this is a big improvement for the entire block. Mayor Martin mentioned showing up also helps the board understand the situation too. Steve

acknowledged they are a week late but they are showing up. He said, not every home owner is looking to make improvements as much as they are making money, in turn this becomes their problem. He stated the only way he sees around this issue is for the City to communicate with them on these issues and with any suggestions for a remedy. Madyson welcomed communication to get the properties registered with the city.

Motion: to approve the request for property clean-up at 1417-1419 East Broadway, **Action:** Failed, **Moved by:** Chris Martin, **Seconded by:** Lisa Terry. Motion failed unanimously.

Jacob stated they would like to put this in place just in case there is a situation like last week when nobody was able to make it. We will place the fine but if you show up and come work with us, the city will work with them too.

Motion: to approve the appeal and to void the \$2,000 fine at 1211 North Street, **Action:** Approved, **Moved by:** Jacob Pomasl, **Seconded by:** Chris Martin. Motion passed unanimously.

BOARD MEMBER COMMENTS:

Lisa stated she was glad, and appreciated, Schwering Realty showing up today and that communication is key.

The Mayor wanted to remind everyone that the road block applications are due on Wednesday, March 2nd.

MISCELLANEOUS BUSINESS AND ANY MATTERS NOT ALREADY CONSIDERED INCLUDING ADA SECTION 504 COMPLIANCE OR CONCERNS:

ADJOURNMENT:

Motion: to adjourn the meeting at 10:18 a.m., **Action:** Adjourn, **Moved by:** Chris Martin, **Seconded by:** Lisa Terry. Motion passed unanimously.



Chris Martin, Mayor



Duane Ullom, Clerk-Treasurer

Audio and Video recorded on 2/23/2022.