

# REGULAR MEETING – JANUARY 2, 2007

The Board of Public Works and Safety of the City of Michigan City, Indiana, met in REGULAR SESSION on Monday morning, January 2, 2007, at the hour of 9:00 a.m., in the Council Chambers, in the City Hall Building, located at 100 East Michigan Boulevard, Michigan City, Indiana - a regular meeting room of this Board.

The meeting was called to order by Anthony Metzcus, who presided.

**Noted Present:** Anthony Metzcus and Controller John Schaefer (2)

**Absent:** Mayor Charles Oberlie (1)

## A QUORUM WAS NOTED PRESENT.

Also noted in attendance:

John Pugh, City Planner  
Bill Phelps, City Engineer  
Tyler Tarpley, Code Inspector  
Sgt. Mark Krauklis, Traffic Division  
Jim Elwell, Superintendent  
Thomas Fedder, City Clerk  
Joe Siegel, Zoning Administrator  
Boyd Phelps, City Engineer  
Gale Neulieb, Asst. Deputy City Clerk  
Amanda Haverstick, News-Dispatch

## ELECTION OF OFFICERS

John Schaefer moved to retain the slate of officers as they now stand (Anthony Metzcus – President, John Schaefer – Vice President). Anthony Metzcus moved the nominations be closed. The motion was seconded by Mr. Schaefer and carried by the following vote: **AYES: MEMBERS Metzcus and Schaefer (2).**

## APPROVAL OF MINUTES

Mr. Schaefer moved the minutes of the Special Meeting of December 28, 2006, be approved as printed. The motion was seconded by Mr. Metzcus and carried as follows: **AYES: MEMBERS Metzcus and Schaefer (2). NAYS: None (0).**

## STATUS REPORT

1214 E. Michigan Boulevard - Vasilios and Trudy Karallas, owners

Tyler Tarpley, Code Inspector, wrote the following January 2, 2007:

Repairs that have been made to 1214 Michigan Blvd. since the *Order to Repair* was issued more than 60 days ago include roof repair, siding removal, cleaning and painting, tree removal, and window repair. These repairs have not completely satisfied the work initially outlined, however the building does appear “compatible” with other buildings in the area as required by the ordinance. The owners have stated that the work is still in progress and more repairs will be completed.

The roof has been replaced over the garage and storefront, these were the most deteriorated and the owner still plans to finish the main house. The siding was stripped to expose the old wood siding which was then cleaned and painted. Some cleanup still needs to be completed. All windows appear to be intact with solid glass.

Code Inspector Tarpley reported on 1214 E. Michigan Blvd. *Order to Repair*, that the owner has satisfied requirements that are stated in the City Ordinance. Mr. Tarpley advised the board the owner has not completed 100% of the complied work order, that repairs to the inside are not major and the property is still uninhabitable.

There was a discussion among City Attorney Espar, Inspector Tarpley and the Board regarding what the *Order to Repair* consisted of, what has been accomplished and what remained outstanding.

City Attorney Espar and Vasilios Karallas owner of 1214 E. Michigan Boulevard. discussed the status and condition of the property.

Joe Siegel, Zoning Administrator responded to President Metzcus that he had not been in 1214 E. Michigan Blvd. recently, that Inspector Tarpley has been very diligent in trying to keep in touch with Mr. Karallas, that the goal is to get the property repaired and habitable.

Debra Williams, owner of 1210 E. Michigan Boulevard presented resent photographs taken within the past few days showing the condition of 1214 E. Michigan Boulevard. Ms. Williams advised the board that Mr. Karallas has worked on repairs ten (10) days out of the (90) ninety days that was given to him. Ms. Williams stated that the quality of the repairs being done are cosmetic. She asked the Board to move forward on demolition.

Nathaniel Williams, owner of 1210 E. Michigan Boulevard commented on the decisions made at the Board of Works meeting on December 18, 2006, regarding 1214 E. Michigan Boulevard. Mr. Williams asked the Board to go with Mr. Karallas and inspect this property. President Metzcus and Mr. Karallas made arrangements to inspect 1214 E. Michigan Boulevard and report back to the Board at the next meeting.

Mr. Karallas responded to Mr. Williams statements.

There was a discussion between President Metzcus, John Schaefer and Mr. Karallas regarding a date that the work would be completed. Mr. Schaefer commented that the owner has had (90) ninety days to complete these repairs.

Mr. Schaefer moved to postpone action on the fine and demolition proceedings until the next meeting (January 16, 2007) during which time repairs have to be finished. The motion was seconded by President Metzcus and carried by the following vote: **AYES: MEMBERS Schaefer and Metzcus (2). NAYS: None (0).**

## **STATUS REPORT**

314 Willard Avenue – Mary Cooks, Patricia Blumenfeld, Wayne Miller, owners

Code Inspector Tyler Tarpley reported that Wayne Miller contacted him and that he asked to postpone his meeting until the next meeting (January 16, 2007).

Code Inspector Tarpley, President Metzcus and John Schaefer discussed the status and conditions of 314 Willard Avenue. Mr. Tarpley advised the Board that there hasn't been any repairs done to the property in the last (6) months, that the garage is in poor condition and could collapse.

Joe Siegel, Zoning Administrator reported that in June, 2006 there was an *Order to Demolish* hearing, at that time the Board granted Mr. Miller time to make repairs to his property.

City Attorney Espar advised the board to review any minutes from past meetings or legal documentations regarding 314 Willard Avenue.

President Metzcus requested copies of information be given to the Board members and the City Attorney to review. Mr. Metzcus moved to postpone any action on 314 Willard Avenue until the next Board meeting (January 16, 2007). The motion was seconded by Mr. Schaefer and carried by the following vote: **AYES: MEMBERS Metzcus and Schaefer (3). NAYS: None (0).**

## **CLAIMS AND PAYROLL**

There were no claims and payroll.

The presiding officer inquired whether there was anything else to be considered by the Board at this time and, there being none, declared the meeting ADJOURNED (approximately 9:54 a.m.).

---

Thomas F. Fedder, City Clerk

