

1 CITY OF EAST CHICAGO
2 BOARD OF PUBLIC WORKS

3 BOARD MEMBERS

4 Val Gomez, President
5 William Allen, Vice President
6 Winna Guzman, Member

7 Regular Meeting Minutes
8 Wednesday, July 24, 2019 @ 4:30 p.m.
9 Reported for Fissinger & Associates
10 By: Lisa Pena

11 Call to Order: 4:30 p.m.

12 Roll Call: Present: Val Gomez, William Allen, Winna Guzman.

13 Minutes: Regular Meeting Minutes, July 10, 2019

14 Questions/Comments: None.

15 Motion to approve July 10, 2019 Regular Meeting Minutes made
16 by William Allen. Second by Winna Guzman.

17 Roll Call: "All in Favor": All Abstain: None.

18 Opposed: None Motion Carries.

19 Correspondence: None.

20 New Business:

21 MR. GOMEZ: Next we'll move on to New Business. First
22 item we have is from IT for NITCO.

23 MR. KLOCEK: Good afternoon. Kevin Klocek, Assistant
24 Administrator for the City of East Chicago. What you have
25 before you for your approval and consideration is a rate
schedule if you will.

We are anticipating at some point in the future
migrating our phone systems to a different hosting system.
And these are their rates that would apply to that sort of
hosting system.

Basically the two charges that are service related
if you will are the proceed charge which is 34.95 and what
they call the training charge which is a one time

1 installation of 49.95. The others are their pricing for
2 hardware and so forth.

2

3 So this is a 36-Month Price Agreement that if we
4 were to go with that service these are the prices that would
5 adhere to those services.

4

5 MR. GOMEZ: Any questions or comments on this Price
6 Agreement?

6 Questions/Comments: None.

7 Motion to approve NITCO 36-Month Price Agreement Proposal
8 made by William Allen. Second by Winna Guzman.

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9 Roll Call: "All in Favor": All Abstain: None.

9 Opposed: None Motion Carries.

10 MR. GOMEZ: Next we have Notice of Award for Gariup for
11 Block Stadium Locker Room and Press Box and Notice to Proceed
12 for the Block Stadium Locker Room and Press Box and the
13 accompanying Contract.

12

13 MR. SELVIE: Good afternoon. Keith Selvie, Director of
14 Public Works. What you have before is as you mentioned the
15 Award for Gariup to proceed with the locker room and press
16 box over at Block Stadium as well as the Notice to Proceed.

15 Total contract value for this particular phase of
16 the project is \$1,488,500.

16

17 MR. GOMEZ: Several months ago we opened the bids.

17

18 MR. SELVIE: That is correct. So several months ago we
19 actually opened up the bids. We actually did award Gariup
20 the work pending the funding. We since now have received the
21 funding. And we would like to proceed.

20 MR. GOMEZ: Are there any further questions or comments
21 on the Notice to Award, Notice to Proceed and the Contract?

21

22 Questions/Comments: None.

22

23 Motion to approve Gariup Notice to Award, Notice to Proceed
24 and Accompanying Contract for Block Stadium made by William
25 Allen. Second by Winna Guzman.

24

25 Roll Call: "All in Favor": All Abstain: None.

25 Opposed: None Motion Carries.

1 MR. GOMEZ: Next also from Public Works Seeking Approval
2 to Award Vendors the Code Enforcement Cut List of Properties
3 that are Abandoned or not Maintained by Private Owners and to
4 Approve to Award Vendors Additional Amp Cuts for New City and
5 Redevelopment Properties that have been acquired since.

6 MR. SELVIE: What you have before the first is the
7 privately owned lots that are abandoned and the owners are
8 not taking care of them. Code Enforcement has actually cited
9 them. And we've been enforcing the cuts on the Public Work
10 side.

11 What we would like to do at Public Works because of
12 the amount is subcontract this particular work out to our
13 vendors to cut for the list that you have in front of you.
14 These cuts will be biweekly.

15 Total biweekly cost for that will be 8,100. I'm
16 sorry. 8,100.80 per biweekly cut.

17 I'm sorry. I take that back. That is the total
18 for the actual season, \$8,100.80.

19 MR. GOMEZ: That's for the private lots, right?

20 MR. SELVIE: That was for the private lots, correct.
21 And I am not sure if you received the addendum. They do have
22 the addendum.

23 Basically there will be three vendors taking care
24 of these private lots for us, Calumet Waste & Recycling,
25 R & D Construction and Regional Services.

MR. GOMEZ: So we have before us first the private lots?

MR. SELVIE: Correct.

MR. GOMEZ: Any questions or comments on the proposal on
the private lots?

Questions/Comments: None.

Motion to approve Code Enforcement Cut List for Private Lots
Proposal made by William Allen. Second by Winna Guzman.

Roll Call: "All in Favor": All Abstain: None.

Opposed: None Motion Carries.

MR. SELVIE: Secondly, Mr. President, there have been

1 quite a few additions to the City of East Chicago's
2 properties. I provided a list of those particular properties
3 that are now owned by the City. And I just wanted for the
4 record to make you aware of them. And what they will do is
5 be included in the subcontractor's amps on a biweekly cut
6 basis.

7 MR. GOMEZ: And that amount is 4,911.92?

8 MR. SELVIE: Correct. And it will be split up between
9 those same three vendors in addition to what they're
10 currently doing for us.

11 MR. GOMEZ: Any questions or comments on the City owned
12 lots?
13 Questions/Comments: None.
14 Motion to approve Additional Amp Cuts for City/Redevelopment
15 Lots Proposal made by William Allen. Second by Winna Guzman.

16 Roll Call: "All in Favor": All Abstain: None.
17 Opposed: None Motion Carries.

18 MR. GOMEZ: Just for the record the private lots we are
19 putting liens on each property, right?

20 MR. SELVIE: Yes. So the procedure that we're currently
21 using through Code Enforcement will continue. The only thing
22 different is Public Works employees won't be cutting them.
23 That will be actually the subcontractors.

24 MR. GOMEZ: I just wanted to put that on the record so
25 the public realizes we are trying to collect our
reimbursement.

Next we go to Outstanding Invoices. First we have
Schindler Elevator for Public Works. We have four invoices
dated 3/19, 4/19, 12/18 and 2/19 for a total of \$11,957.47.

MR. SELVIE: We just actually had a meeting with them
this morning. There was some confusion on the actual
invoices and we held off payment until we actually got that
resolved.

There were several invoices that were being billed
that did not have the correct location or the correct address
of the actual services that were provided.

1 It has been actually rectified as of this morning.
And we ask that these outstanding bills be paid.

2
3 MR. GOMEZ: And you can verify all services were
provided?

4 MR. SELVIE: That is correct.

5 MR. GOMEZ: Any further questions or comments?
6 Questions/Comments: None.

7 Motion to approve Past Due Invoices for Schindler Elevator
made by William Allen. Second by Winna Guzman.

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9 Roll Call: "All in Favor": All Abstain: None.
Opposed: None Motion Carries.

10 MR. GOMEZ: Next we have a Late Invoice from Northwest
Industrial Specialists for Multimedia. We have one invoice
11 dated 11/28/2018 for 250.

12 MR. SEGURA: Steve Segura, Multimedia. This invoice was
left from last year. The Park Department needed a last
13 minute sign. And I thought that Special Events was going to
pay for it and they thought I was going to pay for it. So
14 neither one of us had remembered anything about it until we
got an invoice like later or earlier this year.

15
16 So when we figured out who was going to paid for
it, then we just decided we're going to do it.

17 MR. GOMEZ: Services were provided?

18 MR. SEGURA: Yes. It was for the ice skating rink
signs.

19
20 MR. GOMEZ: Any other questions or comments?

21 Questions/Comments: None.

22 Motion to approve Past Due Invoice for Northwest Industrial
Specialists made by William Allen. Second by Winna Guzman.

23 Roll Call: "All in Favor": All Abstain: None.
Opposed: None Motion Carries.

24
25 MR. GOMEZ: Next we have Late Invoice from NAPA Auto
Parts for Bus Transit dated April of 2019 in the amount of

1 \$59.76.

2 MR. ROSADO: Good afternoon. Francisco Rosado, Director
3 of Transit. This is a bill that got past us, got lost in the
4 shuffle, paperwork. It's for a part that we needed to repair
5 a bus. Part was received.

6 I've been without a clerical person for awhile.
7 And I've been helping out my Supervisor with the paperwork.
8 So it got lost in the shuffle between us.

9 MR. GOMEZ: And you said the parts were received?

10 MR. ROSADO: Yeah. The part was received.

11 MR. GOMEZ: Any other questions or comments?

12 Questions/Comments: None.

13 Motion to approve Past Due Invoice for NAPA Auto Parts made
14 by William Allen. Second by Winna Guzman.

15 Roll Call: "All in Favor": All Abstain: None.

16 Opposed: None Motion Carries.

17 MR. GOMEZ: Next we have a Late Invoice from Garcia
18 Consulting from Engineering Department.

19 MR. ALLEN: This is from the Engineering Department.
20 There was a mixture. Some of these invoices were submitted
21 on time. Some of them work had to be stopped. We also had
22 to wait for some funds to come in from BP for this project.

23 But all in all the work was performed and they
24 should be processed.

25 Again this is specifically for the 129th Dickey
Road Intersection Improvement Project, their design work.

MR. GOMEZ: And the amount is \$48,079.39?

MR. ALLEN: \$48,079.39.

MR. GOMEZ: Any further questions or comments?

Questions/Comments: None.

Motion to approve Past Due Invoices for Garcia Consulting
made by William Allen. Second by Winna Guzman.

1 Roll Call: "All in Favor": All Abstain: None.
Opposed: None Motion Carries.

2
3 MR. GOMEZ: Next we have Late Invoice from Menards from
the Fire Department. We have two invoices dated 2/19 and
4/19 for a total of \$115.16.

4
5 MR. RIVERA: Staff Captain Rivera, East Chicago Fire
Department. We did not receive the invoices until 7/18.
They were short of stuff. So they should have come in.

6 MR. GOMEZ: The company?

7 MR. RIVERA: Yes.

8 MR. GOMEZ: Menards?

9 MR. RIVERA: Yes.

10 MR. GOMEZ: You did receive the items or services?

11 MR. RIVERA: Yes, we did.

12 MR. GOMEZ: Any other questions or comments?

13 Questions/Comments: None.

14 Motion to approve Past Due Invoices for Menards made by
15 William Allen. Second by Winna Guzman.

16 Roll Call: "All in Favor": All Abstain: None.
Opposed: None Motion Carries.

17 MR. GOMEZ: Next we have Change Order Number 1 from
18 Havmack Construction for the Fire Department.

19 MR. RIVERA: It was a Change Order. They had an
unforeseen circumstance. When they peeled the wallpaper
20 back, it was cinderblock. Also they had drywall and in other
places no drywall at all. So they had to buy a new liner to
21 cover the rooms.

22 MR. GOMEZ: This was a painting project over at Central
Station?

23 MR. RIVERA: Yeah. The main office.

24 MR. GOMEZ: Any questions or comments?

25

1 Questions/Comments: None.
2 Motion to approve Havmack Construction Change Order Number 1
made by William Allen. Second by Winna Guzman.

3
4 Roll Call: "All in Favor": All Abstain: None.
5 Opposed: None Motion Carries.

6 MR. GOMEZ: Next we have Compliance Report, the Revised
7 Final Compliance Report for 149th Street Project with Hasse
8 Construction, the Revised Final Compliance Report for 2018
9 Resurfacing Program.

10 The reports were provided to the Board. So we do
11 have them with our packet. And we will enter them into the
12 record. No motion is required. They're just informational.

13 We'll move on to Resolution 2019-20. Resolution of
14 the East Chicago Board of Public Works authorizing the
15 modification of the City's contract for legal services with
16 Harris Law Firm.

17 The Board previously authorizing to approve this
18 contract with Harris Law Firm for calendar year 2019 which
19 among other things establishes a cap of fees in the amount of
20 25,000 and whereas the Board now desires to extend the cap
21 contained in that contract by an amount not to exceed 25,000.

22 So the modification is to allow payment of these
23 services in addition to the 25000?

24 MR. ALLEGRETTI: The Harris Firm has had some more
25 responsibility that wasn't anticipated when the original cap
was set.

MR. GOMEZ: Any questions or comments on the Resolution?

19 Questions/Comments: None.

20 Motion to approve Resolution 2019-20 made by William Allen.
21 Second by Winna Guzman.

22 Roll Call: "All in Favor": All Abstain: None.
23 Opposed: None Motion Carries.

24 MR. GOMEZ: Next we have Resolution 2019-21. Resolution
25 of the East Chicago Board of Public Works determining certain
equipment and property of the City to be surplus and
directing that the City's Contractor, Cesar Perez, provide

1 for its public sale using an approved internet auction site.

2 MR. ALLEGRETTI: This is simply observing the statute
3 that requires the agency declaring the surplus to inventory
4 the items that are being declared surplus.

5 MR. GOMEZ: Any questions or comments on Resolution
6 2019-21?

7 Questions/Comments: None.

8 Motion to approve Resolution 2019-21 made by William Allen.
9 Second by Winna Guzman.

10 Roll Call: "All in Favor": All Abstain: None.
11 Opposed: None Motion Carries.

12 MR. GOMEZ: Next we have Resolution 2019-22. Resolution
13 of the East Chicago Board of Public Works establishing terms
14 and conditions for transfer of certain property owned by the
15 City of East Chicago to East Chicago Department of
16 Redevelopment which property is commonly known as 514 Spring
17 Street, 3031 Butternut Street, 1914 Columbus Drive, 4924
18 Euclid, 3700 Guthrie, 3818 Pulaski Street, 3404-02 Michigan
19 Avenue, 3410 Michigan Avenue, 3428 Michigan Avenue, 3440-38
20 Michigan Avenue, 3448-50 Michigan and 3559-65 Watling Street.

21 So this is just transferring the property from the
22 City to Redevelopment?

23 MR. ALLEGRETTI: This is done at the direction and the
24 request of Mr. Portalatin. These properties some are vacant.
25 Some are existing buildings.

The purpose is, which is our practice, to convey
these properties to the Department of Redevelopment for in
some cases demolition and in this particular case mostly for
redevelopment and rehabilitation.

MR. GOMEZ: And these are transferred without any
consideration?

MR. ALLEGRETTI: Yes.

MR. GOMEZ: Any questions or comments on Resolution
2019-22?

Questions/Comments: None.

1 Motion to approve Resolution 2019-22 and attached Quitclaim
2 Deeds made by William Allen. Second by Winna Guzman.

3 Roll Call: "All in Favor": All Abstain: None.
4 Opposed: None Motion Carries.

5 MR. GOMEZ: Now we move on to Interlocal Agreement
6 between the City of East Chicago acting through its Board of
7 Public Works and the East Chicago Department of
8 Redevelopment.

9 MR. ALLEGRETTI: The City's Financial Adviser,
10 Mr. Bennett, has requested that the Board of Works take this
11 matter up.

12 The Department of Redevelopment is responsible for
13 the operation, management of the Harbor Side Residential
14 Development. The mid-term and long-term plan of the City is
15 to relocate the residents.

16 The occupancy is probably less than 10 percent. So
17 it's not generating a revenue to support itself. The
18 Department needs help in paying its utilities and other
19 operational expenses.

20 This Resolution will allow the City using gaming
21 dollars to subsidize the Harbor Side Development until the
22 property can be completely vacant. And I think the long-term
23 plan is to demolish the property.

24 HUD because of regulations it's difficult to act
25 freely and to relocate these folks. So the overhead remains.
26 And that's what this Resolution is trying alleviate.

27 MR. GOMEZ: This Interlocal Agreement will establish an
28 amount not to exceed 250,000 budget until we could finalize
29 the situation.

30 Are there any questions or comments on the
31 Interlocal Agreement?

32 Questions/Comments: None.

33 Motion to approve Interlocal Agreement made by William Allen.
34 Second by Winna Guzman.

35 Roll Call: "All in Favor": All Abstain: None.
Opposed: None Motion Carries.

1 MR. GOMEZ: Next we come to a proposal for the Building
2 Department for Amereco.

3 MR. PORTALATIN: James Portalatin, Building Department.
4 We requested proposals from Amereco for Phase 1. At 1305-19
5 East Chicago Avenue Phase 1 was for 2,200. At 1320 East
6 Chicago Avenue Phase 1 was 1,950. At 2120 Columbus Drive
7 Phase 1 was 1,950. And Phase 2 was 14,438.

8 This is all for Phase 1's environmental and for any
9 future development at these sites.

10 MR. GOMEZ: Are there any questions or comments on this
11 proposal Amereco?

12 MS. GUZMAN: Just to strike out the payment terms, that
13 language there. It says subject to a 1.75 monthly finance
14 charge if not paid within 30 days.

15 MR. GOMEZ: We've worked with them. They're aware of
16 our terms?

17 MR. PORTALATIN: They're aware.

18 MR. GOMEZ: So we can actually block that out and put
19 our initials on there.

20 Any other concerns?

21 Questions/Comments: None.

22 Motion to approve Amereco Proposal made by William Allen.

23 Second by Winna Guzman.

24 Roll Call: "All in Favor": All Abstain: None.

25 Opposed: None Motion Carries.

MR. GOMEZ: Next we come to Luis Vella, LLC for Fusic
Fest. This is a Personal Service Agreement. I believe we've
had these before us before.

MS. GUZMAN: This is for a Personal Service Agreement
between the City and Vella, LLC. They're the contractor that
will cover the expenses for the artists that will be present
at our Fusic Fest on August 2, 3 and 4.

And the total amount, the grand total will be
98,000 plus 5 percent. He will pay the artist actually. The
contractor will pay the artist and charge a 5 percent fee of

1 4,900 for a total of \$102,900. And that amount to be paid
2 within 60 days of the festival.

3 MR. GOMEZ: Any questions or comments?

4 Questions/Comments: None.

5 Motion to approve Luis Vella, LLC Proposal made by William
6 Allen. Second by Winna Guzman.

7 Roll Call: "All in Favor": All Abstain: None.
8 Opposed: None Motion Carries.

9 MR. GOMEZ: That brings us to Right of Way Applications.
10 We have Right of Way Applications 19-03247 through 19-03261.

11 Does anybody have any questions or comments on
12 these Right of Way Applications?

13 Questions/Comments: None.

14 Motion to approve Permit Applications 19-03247 through
15 19-03261 made by William Allen. Second by Winna Guzman.

16 Roll Call: "All in Favor": All Abstain: None.
17 Opposed: None Motion Carries.

18 Old Business: None.

19 Other Business: None.

20 * Next Regular Meeting Date: Wednesday, August
21 14, 2019 @ 4:30 p.m.

22 Motion to adjourn made by William Allen. Second by Winna
23 Guzman.

24 Roll Call: "All in Favor": All Abstain: None.
25 Opposed: None Motion Carries.

* Meeting ended at 4:56 p.m.

Approval of the Meeting Minutes of
Wednesday, July 24, 2019

Approved and Signed _____

Val Gomez, President

William Allen, Vice President

Winna Guzman, Member

Olga Cosme, Board Secretary

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C E R T I F I C A T E

I, Lisa Pena, a competent and duly qualified court reporter, do hereby certify that I did report in machine shorthand the foregoing proceedings and that my shorthand notes so taken at said time and place were thereafter reduced to typewriting under my personal direction.

I further certify that the foregoing typewritten transcript constitutes minutes of said proceedings taken at said time and place, so ordered to be transcribed.

Dated at Portage, Indiana, this 12th day of August, 2019.

Lisa Pena
Notary Public Porter County
Certified Shorthand Reporter
License Number 084-003483