

CITY OF EAST CHICAGO BOARD OF PUBLIC WORKS
BOARD OF DIRECTORS

BOARD MEMBERS

Val Gomez, President
Winna Guzman, Vice-President
Douglas Powers, Member

Regular Meeting Minutes
Wednesday, June 9, 2021, at 4:30 p.m.

Reporter by Fissinger & Associates, Ltd.
By: Peggy S. LaLonde

Staff Present: Richard Morrisroe
Carla Morgan
Olga Cosme

Call to Order: 4:30 p.m.

Roll Call: Present: Val Gomez, Winna Guzman, and
Doug Powers

MR. GOMEZ: Good afternoon. I'd like to
call to order the regular meeting of the Board of Public
Works for June 9, 2021.

I would Entertain a motion to
approve the minutes from May 26, 2021 as written.

MS. GUZMAN: Make a motion to approve.

MR. POWERS: Second.

MR. GOMEZ: Roll call.

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

MR. GOMEZ: Motion carries.

Move to New Business. First item on
the agenda, nomination for vice-president. The reason,
because our previous commissioner, Mr. William Allen, is
no longer a member. Our new member is Mr. Doug Powers.
So we have nomination for vice-president open at this
time. I would nominate and make a motion to accept the
nomination of Winna Guzman.

MR. POWERS: Second.

1 MR. GOMEZ: Roll call.

2 Roll Call: "All in Favor": All Abstain: None
3 Opposed: None

4 MR. GOMEZ: Motion carries.

5 Congratulations. Now we are going
6 to move on to our New Business agenda. Number 1, from
7 IT, a letter from IT Director Kevin Klocek, requesting
8 that certain items listed be deemed surplus so we can
9 advertise for public auction. Any questions or comments
10 on this proposal? (None)

11 I'd entertain a motion to approve
12 the request for the items mentioned in the list of
13 properties as surplus so they can be advertised for
14 auction.

15 MS. GUZMAN: So moved.

16 MR. POWERS: Second.

17 MR. GOMEZ: Roll call.

18 Roll Call: "All in Favor": All Abstain: None
19 Opposed: None

20 MR. GOMEZ: Motion carries.

21 Next we have 2021 PD damaged
22 vehicles, from Public Works. We have a description of
23 the ECPD vehicle and all police equipment has been
24 removed from vehicle and asking to be deemed surplus.
25 There's an attached document from PD Chief that outlines
the vehicles. Any questions or comments on this
request? (None)

No further questions or comments,
entertain a motion to approve request from Public Works
to deem the aforementioned vehicles as no longer viable
and to be able to auction it off.

MR. POWERS: So moved.

MS. GUZMAN: Second.

MR. GOMEZ: Roll call.

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

MR. GOMEZ: Motion carries.

1 Next we have Schindler Elevator
2 Corp., Public Works. Upgrade order agreement for
3 equipment located at City Hall. Mechanic and adjustable
4 assessment of fire service operation is currently not
5 operating properly. The cost of repairs would total
6 \$6,250.00. City controller was aware of the issue.
7 This is required service for that elevator and we do
8 have to get it repaired to pass inspection.

9 Any other questions or comments?
10 (None)

11 There being no further questions or
12 comments, entertain a motion to accept Schindler
13 Elevator Corporation proposal for repairs to City Hall
14 elevator in the amount of \$6,250.00.

15 MR. POWERS: So moved.

16 MS. GUZMAN: Second.

17 MR. GOMEZ: Roll call.

18 Roll Call: "All in Favor": All Abstain: None
19 Opposed: None

20 MR. GOMEZ: Motion carries.

21 Next we have Resolution 2021-73.
22 Board of Public Works established terms and conditions
23 for transfer of certain properties owned by the City of
24 East Chicago to Department of Redevelopment. Property
25 commonly known as 1909 Broadway, 1911 Broadway, 1805
Broadway, 1815 Broadway, 1811 Broadway, 1817 Broadway,
1709 through 01 Broadway, and 1713 through 1717
Broadway.

 Any questions or comments on
Resolution 2021-73, transfer of property to
Redevelopment.

 MR. POWERS: I do have one. Have we been
able to verify all these properties are owned by the
City of East Chicago?

 MR. MORRISROE: They were given to us by
the Building Department as owned by the City and they
had documents that indicated the ownership. But I rely
-- I don't independently try to verify, I rely on the
Building Department. They were trying to get properties
that they own, the City owns rather, to the Department
of Redevelopment because of the more flexible laws that
Redevelopment enjoys.

1 MR. POWERS: Thank you.

2 MR. GOMEZ: Any other comments or
3 questions? (None)

4 Entertain a motion to approve City
5 of East Chicago, Board of Public Works, Resolution
6 number 2021-73.

7 MR. MORRISROE: If I may, one point, Mr.
8 Chairman, I was told there are about 50 properties that
9 are to be transferred and I told them to let us do about
10 ten, at least aim for ten, at each meetings rather than
11 bring all 50 at once.

12 MR. GUZMAN: I appreciate that. I get
13 tongue-tied reading all these things. Thank you.

14 MR. POWERS: So moved.

15 MS. GUZMAN: Second.

16 MR. GOMEZ: Roll call.

17 Roll Call: "All in Favor": All Abstain: None
18 Opposed: None

19 MR. GOMEZ: Motion carries.

20 Next we have Resolution 2021-74.
21 Resolution of the Board of Public Works for the transfer
22 of certain properties owned by the City of East Chicago
23 to Department of Redevelopment, which properties
24 commonly known as 3719 Main Street.

25 Any questions or comments on
2021-74?

MR. POWERS: Do we have an updated
resolution with your name on it?

MR. GOMEZ: We did catch that. The one
we are going to sign does have my name. Do you see
anything else? It's been changed already.

MR. POWERS: Fair enough. No further
questions.

MR. GOMEZ: Roll call.

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

1 MR. GOMEZ: Motion carries.

2 Now we come to Resolution 2021-75.
3 Resolution approving the agreement between Shruti
4 Khandelwal, Urban Planning and Design for services.
5 She's an experienced urban designer and architect, the
6 attached proposal is to perform urban design services
7 described in the proposed agreement an amount not to
8 exceed \$10,000.

9 Board has also been made aware that
10 City Planner, Doug Powers, who is her spouse, and that
11 the City does not represent a conflict of interest to
12 hinder the agreement.

13 Any questions or comments on
14 Resolution 2021-75?

15 MS. MORGAN: So by having this resolution
16 there is no conflict of State statute. So she will
17 report to the Chief of Staff and the reports that she
18 does will be given to the Chief of Staff and Board. Mr.
19 Powers will recuse himself with the vote so that it
20 doesn't violate the state law. State law prevents
21 relatives from being a direct line of reporting to one
22 another. And whereas the statute makes any potential
23 conflict of interest, you have to reveal that and she
24 has done that. And with those two things, I think we
25 are in compliance with the state law.

MR. GOMEZ: I know it says provide work
product to Chief of Staff and the Board of Public Works.
So Doug is on the Board of Works, should that be
changed?

MS. MORGAN: No, because he is recusing
himself.

MR. GOMEZ: Should he recuse himself
every time?

MS. MORGAN: If the Board needed to take
action, he will recuse himself from any vote that has to
do with that action.

MR. GOMEZ: Basically for her day-to-day
work, that would be strictly --

MR. MORGAN: If you feel more comfortable
making the language more precise on that, I can do that.
If you want to do a conditional approval and then I will
make it clearer in the resolution and the contract that

1 there is no reporting that would involve Mr. Powers.

2 MR. GOMEZ: Okay. I just caught that
3 when I was reading it. I knew that she was to report to
4 Sandra, but I didn't know what capacity she reports to
5 the Board.

6 MS. MORGAN: When I initially wrote it,
7 he wasn't on the Board of Works yet, so I didn't think
8 there would be a conflict. I can update it.

9 MR. GOMEZ: Well, you don't have to, I
10 was curious how we agreed to it.

11 MS. MORGAN: In the event she brought
12 something before you, then he can abstain and that would
13 cover it.

14 MR. GOMEZ: Any other comments or
15 questions?

16 MS. MORGAN: There was a conflict of
17 interest form, but I don't believe he has a conflict of
18 interest. I'll get you the form and you can fill it out
19 and just reveal there is this relationship. But he
20 doesn't -- he's not exercising any control over her
21 contract or the work that she does. So I will work with
22 him individually on that issue.

23 MR. GOMEZ: Okay. Any other questions or
24 comments?

25 MS. GUZMAN: Just on the compensation, I
know under compensation the proposal that was submitted.
I see \$10,000.

MR. GOMEZ: I discussed this with Miss
Morgan before the Board meeting and there is some
adjustment to that, that she let me know about.

MS. MORGAN: The proposal would have
taken it to at least 11,500, plus whatever was billed at
\$80.00 an hour. The contract though reduces a certain
amount from under the \$10,000 cap. So the proposal and
the contract, the figures don't exactly match, but the
contract states 10,000 max and resolution, that's what
controls. The proposal is just FYI.

MR. GOMEZ: She can't exceed the \$10,000?

1 MS. MORGAN: Not without prior approval.

2 MR. GOMEZ: Okay. Any other questions or
comments? (None)

3 There being no further questions or
comments, I'd entertain a motion to approve Resolution
4 number 2021-75 and accompanying contract for
professional services between the City of East Chicago
5 and Shruti Khandelwal. I will make the motion.

6 MS. GUZMAN: Second.

7 MR. GOMEZ: Roll call.

8 Roll Call: "All in Favor": Gomez and Guzman
Abstain: Powers Opposed: None

9

MR. GOMEZ: Motion carries.

10 Next we have contract for
professional services between the City of East Chicago
11 and Royalty Construction, project management for the
rehabilitation of the Levin Building. This is proposal
12 not to exceed \$90,000. So basically the City entered
into an agreement -- I think we acquired the Levin
13 Building and we are going to rehab this building.

14 MS. MORGAN: That's correct. So the City
wants to do a professional services contract, whereby
15 Royalty Construction will oversee the project management
and some construction services to rehab the building.

16 Mr. Powers, do you have any more
issues on the details that need to be addressed in the
17 proposal?

18 MR. POWERS: I think right now the
primary concern is -- you know -- maintenance of the
19 structure, safety and integrity. Getting those issues
resolved. So that way, we make sure it's secured, so a
20 year or two from now we are not potentially having to
demo the property.

21

MR. GOMEZ: Okay. The experience we had
22 with the Fitzsimmons Building, that was the first rehab.

23 MS. MORGAN: This company has success
with the old PNC Bank building, which had similar roof
24 problems and water in the basement. And so we are
hoping for them to repeat that success with this
25 building.

1 MR. POWERS: I know the previous report
2 we had from the architectural firm a few years ago, this
3 building showed the most potential for upkeep. It
4 doesn't surprise me they are saying it's worth keeping.
5 We can do this.

6 MR. GOMEZ: Okay. Any other questions or
7 comments? (None)

8 There being no further questions or
9 comments, entertain a motion to approve the contract for
10 professional services between City of East Chicago and
11 Royalty Construction for project management for
12 rehabilitation of the Levin Building, 3729 Main Street,
13 amount not to exceed \$90,000.00.

14 MR. POWERS: So moved.

15 MS. GUZMAN: Second.

16 MR. GOMEZ: Roll call.

17 Roll Call: "All in Favor": All Abstain: None
18 Opposed: None

19 MR. GOMEZ: Motion carries.

20 Next we have Building Department.
21 These are three contracts with Safe Environmental
22 Corporation, Northwestern Indiana Environmental, and M &
23 O Environmental Company. Last meeting the Building
24 Department director, James Portalatin, gave a
25 recommendation for these companies and today he's asking
us to approve the contracts. So I'd entertain a motion
that we approve the contracts for asbestos remediation
with Safe Environmental, Northwest Indiana
Environmental, and M & O Environmental, and these bids
were awarded at our May 26th meeting.

Any questions or comments?

MR. POWERS: I just have one. What is
the reason for the different contracts, are they
different parts of the City?

MR. GOMEZ: They are actually different
locations also.

MR. POWERS: I have nothing further.

MR. GOMEZ: There being no further
questions or comments, entertain a motion to approve, at

1 the request of James Portalatin, Building Director, the
2 recommendation on these contracts for these three
3 companies.

3 MR. POWERS: So moved.

4 MS. GUZMAN: Second.

5 MR. GOMEZ: Roll call.

6 Roll Call: "All in Favor": All Abstain: None
7 Opposed: None

8 MR. GOMEZ: Motion carries.

8 Next we have from Gariup, we have
9 change orders 5 through 7 for Block Stadium. The total
10 for the change orders is \$26,823.00. And these are all
11 improvements from BLock Stadium, Phase 5.

12 Are there any questions or comments
13 on change orders 5 through 7? (None)

14 No further questions or comments,
15 entertain a motion to approve change orders from Gariup
16 for the Block Stadium, Phase 5 improvements.

17 MR. POWERS: So moved.

18 MS. GUZMAN: Second.

19 MR. GOMEZ: Roll call.

20 Roll Call: "All in Favor": All Abstain: None
21 Opposed: None

22 MR. GOMEZ: Motion carries.

23 Next we have the outstanding
24 invoice. This is from Engineering. This is for Geocon
25 Professional Services. There is one invoice dated
3/18/2021, amount of \$1,500. Explanation from
Engineering Department, they received the invoice on
time, however were waiting for funds to be allocated.
Services were rendered and invoice should be processed.

Any questions or comments on this
late invoice? (None)

There being no further questions or
comments, entertain a motion to approve payment to
Geocon for their work for engineering, in the amount of
\$1500.

MS. GUZMAN: So moved.

1 MR. POWERS: Second.

2 MR. GOMEZ: Roll call.

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

5 MR. GOMEZ: Motion carries.

6 Next we have from Hasse
7 Construction, change orders number 23 and 24. These are
8 for the Guthrie street project. Change number 23,
9 amount of \$7,980.00 and was possibly not reconnecting
10 active sanitary lateral sewer line, which resulted in
11 increase in quantity. So it's for sewer add on.

12 MR. POWERS: This is currently a project
13 that had been bid out and they are showing \$8,000
14 difference. This is what their recommendation is.

15 MR. GOMEZ: They are asking for this
16 additional work. Any questions or comments on change
17 number 23? (None)

18 There being no further questions or
19 comments, entertain a motion to approve change order
20 number 23 on the Guthrie Street reconstruction project,
21 in the amount of \$7,980.

22 MR. POWERS: So moved.

23 MS. GUZMAN: Second.

24 MR. GOMEZ: Roll call.

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

MR. GOMEZ: Motion carries.

Now we have change order number 24,
also for the Guthrie Street reconstruction project.
This change order net change is \$9,701.80. Description
of work during sanitary line process portion existing
sanitary sewer collapsed along Guthrie Street. Hasse
Construction Company prompted repaired to the sewer so
the sewer line could continue. This work was tracked
under time and material, and support documents are
attached. This is as a result of a sewer collapse
during the work. Any questions or comments?

MR. POWERS: The only question I have, if

1 this isn't something that they thought could happen with
2 this project. But I don't believe there is anybody here
to answer that.

3 MR. GOMEZ: By description, I believe it
4 occurred while they were doing the work.

5 MR. POWERS: I don't have anything else.

6 MR. GOMEZ: We don't have additional
7 comments from the City Engineer, but I think we have
enough information to make a motion. Any other
questions or comments? (None)

8 I'd like to entertain a motion to
approve change order number 24 for Guthrie Street
9 reconstruction project, in the amount of \$9,701.80.

10 MS. GUZMAN: So moved.

11 MR. POWERS: Second.

12 MR. GOMEZ: Roll call.

13 Roll Call: "All in Favor": All Abstain: None
Opposed: None

14 MR. GOMEZ: Motion carries.

15 Next we have right-of-way
applications, Engineering Department. We have Board of
16 Public Works permit application No. 21-03934 to
21-03939. Are there any questions or comments on these
permit applications? (None)

17 No further questions, I'd entertain
a motion approve aforementioned Board of Public Works
18 permit applications.

19 MR. POWERS: So moved.

20 MS. GUZMAN: Second.

21 MR. GOMEZ: Roll call.

22 Roll Call: "All in Favor": All Abstain: None
Opposed: None

23

24 MR. GOMEZ: Motion carries.

That concludes our new business.

25 Any other business?

1 MR. POWERS: I don't know if you had the
2 opportunity to look at this, but we recently hired a new
3 compliance officer, which is going through the various
4 phases of the Block Stadium project, and I can forward
5 these documents to you as well, so you can have a look.

6 Basically he's went through and
7 verified all the different phases here, and this is
8 showing what the actual potential damages are for the
9 residency, along with minority as well, on the table
10 below. And if you look at the bottom, he actually has
11 what total damages are. There is additional
12 supplemental information there, but we have been able to
13 verify that these are the damages for Phase 1 through 3
14 on the lack of compliance meeting our contracts that
15 they proposed to the Board of Public Works.

16 MR. GOMEZ: My understanding is that you
17 want this entered in the record. Our new compliance
18 officer is going to bring this at our next meeting.

19 MS. MORGAN: Well, the normal would have
20 been the previous compliance officer would supply the
21 copy to the Board. When she was available, she would
22 read it into the record. But I think we should do the
23 same thing at this meeting, which is acknowledge receipt
24 of it.

25 MR. GOMEZ: So there is no motion, we
will just enter it in the record.

MR. POWERS: I will forward electronic
copies as well, so we can have those too.

MR. GOMEZ: Any other questions or
comments? (None) So then we'll put this in the record.

Is there any other business? (None)
There being no other further business, our next regular
meeting will be Wednesday, June 23rd at 4:30 p.m.. That
concludes our agenda for tonight. Entertain a motion
for adjournment.

MR. POWERS: So moved.

MS. GUZMAN: Second.

MR. GOMEZ: Roll call.

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

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MR. GOMEZ: Motion carries.
Meeting adjourned.

**** Meeting Adjourned ****

Approval of the Regular Meeting Minutes of
June 9, 2021
Approved and Signed June 9, 2021.

Val Gomez, President

Winna Guzman, Vice President

Douglas Powers

Olga Cosme, Secretary

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C E R T I F I C A T E

I, Peggy S. LaLonde, 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 the said proceedings taken at said time and place, so ordered to be transcribed.

Dated at Munster, Indiana, this 15th day of June, 2021.

Peggy S. LaLonde

Peggy S. LaLonde, CSR, RPR

