

**MINUTES OF THE REGULAR MEETING  
COMMON COUNCIL OF THE CITY OF HOBART  
LAKE COUNTY, INDIANA  
JANUARY 16, 2019**

**Call to Order:** Mayor Snedecor called the meeting to order at 6:00 p.m. followed by the Pledge of Allegiance, and moment of silence.

**Roll Call:** The following members were present: Mr. Herzog, Mr. Huddlestun, Mr. Maggio, Mr. Vinzant, Mr. Brezik, Mr. Claussen and Mr. Waldrop. Also present: Mayor Snedecor, City Attorney DeBonis and Clerk-Treasurer Longer.

**Reading of the Minutes:** Motion by Mr. Brezik, seconded by Mr. Maggio, to approve the minutes of the regular meeting of January 2, 2019 and the minutes of the Special Meeting on January 7, 2019 as presented. All aye, motion carried. (7-0)

**Correspondence:** Mr. Vinzant distributed a copy of a proposed ordinance regarding Site Plan Rules and noted he is discussing this with the Plan Commission and would like it considered by the Ordinance Committee. Mr. Huddlestun scheduled an Ordinance Committee meeting for Wednesday, February 6, 2019 at 5:00 p.m. in the Council Chambers.

Mr. Snedecor commended the Fire Department, Police Department, Public Works, neighboring fire departments and local business owners and residents for their help in responding to the fire at 3<sup>rd</sup> and Center Street last evening. He noted that everyone was evacuated safely and the police officer responding to the call that had an accident is expected to make a full recovery from his injuries. He thanked the community for pulling together in response to this incident.

**Committee Reports:** There were no committee reports.

**Approval of Agenda:** Motion by Mr. Vinzant, seconded by Mr. Herzog, to approve the agenda as presented. All aye, motion carried. (7-0)

**Unfinished Business:**

**Progress Update: Permitted Trailer Parking on Private Property: Daniel Castelan re: 5529 S. Liverpool Rd.** Mr. Castelan was present and stated the work on the house is progressing and he still expects he will be able to occupy the house by April 2019. Mr. Waldrop stated he is seeing some work being done at the site. Mr. Hannigan agreed, noting the work seems to be on schedule. In October 2018, the Council had approved the permit to park the trailer on the property until April 1, 2019 and will review the status of the project at their 1<sup>st</sup> meeting in April.

**Ordinance 2018-32 (2<sup>nd</sup> Reading): An Ordinance of the City of Hobart, Indiana Providing that the Zoning Ordinance of the City of Hobart, Lake County, Indiana be Amended by Changing an Established R-3 Zone to PUD M-1 Zone Classification: 800' East from the NE corner of 69<sup>th</sup> Ave. & Mississippi St., 16.5 acres +/-, Paul Thurston, Indiana Becknell Investors LLC.** Motion by Mr. Vinzant, seconded by Mr. Herzog, to table Ordinance 2018-32. All aye, motion carried. (7-0)

Attorney DeBonis stated there is good reason to amend Ordinance 2018-32 to reflect concerns expressed by the City Engineer and the City Administration concerning the suitability of the traffic management infrastructure to support proposed light industrial development on the parcel and consistency with the City Thoroughfare Plan for the area surrounding the parcel of land which is the subject of the current Ordinance. He presented a proposed amended version of Ordinance 2018-32 to the Council for the purpose of adding covenants and a negotiated Development Agreement.

Motion by Mr. Vinzant, seconded by Mr. Herzog, to:

- a. Send and refer to the Plan Commission for its recommendation, the following items:
  1. Proposed Amended draft Ordinance 2018-32 prepared by the City Attorney as presented to the Council;
  2. When completed and available, the proposed covenants and conditions to be appended to said amended ordinance and made an integral part thereof as Exhibit "A";
  3. When completed and available, the Development Agreement between the City and Becknell Indiana Investors 2011, LLC, rezone petitioner to be appended to said amended ordinance and made an integral part thereof as Exhibit "B"; and
  4. An extract from the minutes of this meeting pertaining to the Council's action and discussion on Ordinance 2018-32 and this motion.
- b. Direct the Plan Commission to make and certify its recommendation on the Ordinance to the Council as soon as practicable, but in no event later than March 1, 2019. The City Planner and City Executive are authorized to deliver items (a)(2) and (3) above to the Plan Commission as soon as they are available with copies to the members of the Council.

Phil Gralik, City Engineer, stated the various traffic issues include a current road that is too narrow for an industrial/commercial collector street under our design standards and requires curb and gutters on both sides, the Paser rating shows a need for pavement structural overlay, the need for right-of-way acquisition, and the Planning Department is putting together some additional design guidelines for this area in the covenants and restrictions that will be part of the 69<sup>th</sup> Avenue project. Attorney DeBonis added that there will be some requirement for a monetary contribution toward the cost of the rehabilitation and widening of 69<sup>th</sup> Ave. Mr. Gralik stated the engineer's cost estimates are being broken down to facilitate negotiations. Mayor Snedecor thanked Councilmen Vinzant, Herzog and Claussen for their cooperation in working toward an equitable solution for both the City and the developer.

There being no further discussion, Mr. Snedecor called for a vote on the motion. All aye, motion carried. (7-0). Attorney DeBonis requested a roll call vote. Roll Call Vote taken. All aye, motion carried. (7-0)

**New Business:**

**Resolution 2019-02: A Resolution of the Common Council of the City of Hobart, Indiana Concerning Certain Actions and Proceedings with Respect to the Financing of Certain Affordable Multifamily Housing Facilities: re: Safe Haven Veterans Apartments:** Attorney Catherine Fanello, from the Krieg DeVault law firm, stated this resolution will allow the application process to begin with the Indiana Housing and Community Development Authority (IHCDA), showing the City's commitment and support of the project. She noted that the actual bond documents will be presented to the City in the future for consideration. City Attorney DeBonis stated that this is similar to a private activity bond and the bond will be paid for from the funds that the project will generate. He continued that this resolution merely begins the process and he finds this resolution to be in good order and recommends approval.

The Resolution was read. Motion by Mr. Claussen, seconded by Mr. Herzog, to approve Resolution 2019-02 as presented. All aye, motion carried. (7-0)

**Announcements:** Mr. Snedecor asked if there was anyone who wished to come before the Council and there was no response.

**Adjournment:** Motion by Mr. Waldrop, seconded by Mr. Herzog, to adjourn the meeting. All aye, motion carried. (7-0) The meeting adjourned at 6:30 p.m.

  
SECRETARY

  
PRESIDING OFFICER