

**MINUTES OF THE REGULAR MEETING  
BOARD OF PUBLIC WORKS AND SAFETY  
CITY OF HOBART, LAKE COUNTY, INDIANA  
June 7, 2023**

**Call to Order/Pledge to the Flag:** Mr. Snedecor called the meeting to order at 3:32 p.m., followed by the Pledge of Allegiance. The meeting was held with the building open to the public and a call-in number for remote public participation.

**Roll Call:** The following members were present: Mr. Lain, Mrs. Longer, and Mr. Snedecor. Also present: City Attorney McCarthy.

**Reading of Minutes:** Motion by Mr. Lain, seconded by Mrs. Longer, to accept the minutes of the regular meeting of May 17, 2023 as presented. All aye, motion carried. (3-0)

**Correspondence:** Mr. Snedecor stated that Mr. Lain was recognized as part of the initial group named to the Hobart Middle School Teacher Hall of Fame. Mr. Lain taught 36 years with the School City of Hobart.

**Approval of Register of Claims and Payroll Claims:** Motion by Mr. Lain, seconded by Mr. Snedecor, to accept and sign the register of claims and payroll claims as presented. All aye, motion carried. (3-0)

**Approval of Agenda:** Mr. Snedecor asked that Signing of Mylars for Lake George Plateau Unit 7 Phase 2; Signing of the Mylars for Grothoff Subdivision; Hyper Reach Contract; and the consideration of bond refund for the sidewalk completion in front of Atkore on 69<sup>th</sup> Ave. be added to the agenda. Motion by Mrs. Longer, seconded by Mr. Lain, to approve the agenda with the additions. All aye, motion carried. (3-0)

**Unfinished Business:**

**Continued: Update/Review: Unsafe Building: re: 4035 Missouri St.:** This was moved to later in the meeting as no one was present.

**Update on Compliance of Property Violations: Safe Haven, 7931 Iowa St.:** This was moved to later in the meeting as no one was present.

**Continued: Update/Review/ Unsafe Building: re: 234 N. Ohio St.:** Building Official Karen Hansen stated that she hasn't observed any progress since their last meeting appearance on April 5, 2023 but full compliance was expected by today. Karen stated that a building permit still needs to be obtained for the interior work. The property is still without water service, the trash/junk removal needs to continue as well as getting the electrical inspected by a licensed electrician. Karen stated that she hasn't heard from the property owners. Motion by Mr. Snedecor, seconded by Mr. Lain to impose a \$500.00 fine and to issue an order to appear at the next meeting of the Board on June 21, 2023. All aye, motion carried. (3-0)

**Order to Appear for Update: Unsafe Building: re: 215 East St.:** Attorney McCarthy stated that the property has been sold. She stated that the new owner will be responsible for compliance. Dave Boyce was present on behalf of Al Perez, the new owner as well as the property manager. He stated that they want to get the property up to code. Building Official Karen Hansen stated that the Fire Department said the furnaces in the rear fire exit still need to be enclosed, but the work had not been done yet. Once the compression air is installed, it will need to be inspected by the HVAC inspector. Motion by Mr. Snedecor, seconded by Mrs. Longer to continue this matter for full compliance at the July 19, 2023 meeting of the Board. All aye, motion carried. (3-0)

**Continued: Update/Review: Unsafe Building: re: 4035 Missouri St.:** Mr. Yoldash was present for this matter. He stated that the electrical inspection went well. Mr. Yoldash stated that the clean up has been done in the yard and he goes weekly to mow the grass. Building Official Karen Hansen stated she took photos of the property this morning and there was still a lot of debris that has not been cleaned up. She stated that the rough electrical inspection was done and passed on May 18, 2023. Karen stated that the following still needs to be done: provide verification that the gas, electric, & water services are legally connected and in working order; electrical permit needed for service along with the service inspection; the gas meter removed by Nipsco needs to be installed; remove the remainder of the junk/debris from the yard as well as the chicken coop; unsanitary conditions need to be eliminated; the property owner will need to hire licensed contractors to make the repairs, obtain permits, and bring the property up to code; the two windows on the North side are still boarded up. Motion by Mr. Lain, seconded by Mrs. Longer to have full compliance by the July 19, 2023 Board meeting and mentioned there are already two \$500.00 fines imposed on this case. All aye, motion carried. (3-0)

**Update on Compliance of Property Violations: Safe Haven, 7931 Iowa St.:** The owners were not present. MS4 Coordinator Tim Kingsland stated that he met with Safe Haven on Friday to review the pond issues and found that progress is not where it should be. They tried to hydroseed which did not take, and the pond is holding water when it shouldn't. Tim stated that they recommended re-grading the pond. City Engineer Phil Gralik stated that the engineer requested to install a sump pump in the outlet to get the last of the water out of the pond, but their plans do not show if they are going to close the connection to the ditch, which needs to be done. Phil asked for the contractor for calculations. Tim stated that it was suggested that they have full compliance by the July 19, 2023 meeting. Motion by Mrs. Longer, seconded by Mr. Lain to impose an additional \$1,000.00 fine and issue and order to appear with full compliance at the July 19, 2023 meeting. All aye, motion carried. (3-0)

**Update/Review: Tree Removal: 2030 E. 38<sup>th</sup> Ave.:** Per the Arborist report; the tree is healthy, the mesh that was installed last year was still there and in place and there is no reason to reassess next year. The arborist did state the tree will not be removed by the City, but if the owner wishes to remove the tree at their expense, they can. Motion by Mr. Lain, seconded by Mrs. Longer, to remove this item from the agenda. All aye, motion carried. (3-0)

**New Business:**

**Outstanding Fines: re: 236 Main St.: Cagney's:** No one was present for this matter. Mrs. Longer stated that there are currently \$2,500.00 in fines that are pending. Motion by Mrs. Longer, seconded by Mr. Snedecor to issue an order to appear for an update on the 238 Main St. property and to discuss the fines at the July 5, 2023 Board meeting. All aye, motion carried. (3-0)

**Request for "No Truck" sign: re: alley at 10<sup>th</sup> & State St.:** Public Works Superintendent Kelly Smith stated that the alley was recently redone by her team and the trucks making deliveries will damage the new asphalt. Kelly mentioned that she was trying to keep this alley nice for the residents. Discussion followed regarding the truck deliveries and the traffic/safety factors at the site. Mr. Snedecor suggested we monitor this area through the summer to see how the alley repairs hold up.

**Signing of Mylars:**

**Lake George Plateau Unit 7, Phase 2 First Resub:** located approx. 1/3 mile west & south from the SW corner of 10<sup>th</sup> & Decatur Streets, zoned R-2, 419 acres: and

**Grothoff Subdivision:** located on the NE corner of Colorado St. & 40<sup>th</sup> Ave. zoned R-2, 0.937 acres:

Mr. Lain stated that per the Plan Commission for both of these subdivisions there is no bond needed and they were passed unanimously. Motion by Mr. Lain, seconded by Mrs. Longer to approve the signing of mylars for

both Lake George Plateau Unit 7, Phase 2 First Resub, and Grothoff Subdivision as presented. All aye, motion carried. (3-0)

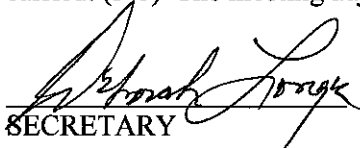
**Consideration of Contract: HyperReach:** Bob Fulton presented the Board with contract documents as reviewed by the City Attorney. He stated that HyperReach is an emergency notification company that provides services like Blackboard does at a better savings. Bob stated that our contract with Blackboard expires in July, 2023. The initial cost for HyperReach is \$7,000.00 for the first year and the renewal is in 3-year increments. Motion by Mr. Snedecor, seconded by Mr. Lain, to approve the contract with HyperReach as presented. All aye, motion carried. (3-0)

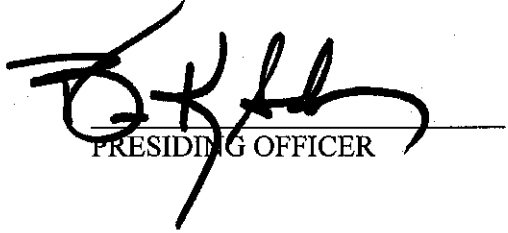
**Consideration of Bond Release: 69<sup>th</sup> Ave. Sidewalk: Becknell Industries:** City Engineer Phil Gralik stated that the sidewalk is complete, and the site has been inspected. Phil is asking the Board to accept the sidewalk into the inventory. Once the maintenance bond is in place, Phil can sign off on the current bond. The maintenance bond will be 10% (\$5,000.00). Motion by Mrs. Longer, seconded by Mr. Lain to approve the Bond Release for the sidewalks as presented once the Maintenance Bond is in place. All aye, motion carried. (3-0)

**Announcements:** City Engineer Phil Gralik stated that I-65 will be reduced to 2 NB lanes starting June 10, 2023 and the ramps onto I-65 from US 30, 61<sup>st</sup> Ave. and 37<sup>th</sup> Ave. will be closed. The vehicles will be able to exit but won't be able to get back on. US 30 and 61<sup>st</sup> Ave. on-ramps will be open by June 28, 2023 and the on-ramp at 37<sup>th</sup> Ave. will be closed until the end of October.

Mr. Snedecor asked if there was anyone who wished to address the Board and there was no response.

**Adjournment:** Motion by Mr. Lain, seconded by Mrs. Longer, to adjourn the meeting. All aye, motion carried. (3-0) The meeting adjourned at 4:42 p.m.

  
SECRETARY

  
PRESIDING OFFICER