

**MINUTES OF THE REGULAR MEETING  
BOARD OF PUBLIC WORKS AND SAFETY  
CITY OF HOBART, LAKE COUNTY, INDIANA  
August 5, 2020**

**Call to Order/Pledge to the Flag:** Mr. Snedecor called the meeting to order at 3:31 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 and Admin. Asst. C. Govert.

**Reading of Minutes:** Motion by Mr. Lain, seconded by Mrs. Longer, to accept the minutes of the Regular Meeting of July 15, 2020 as presented. All aye, motion carried. (3-0)

**Correspondence:** Update: Third Street Bridge Project: Brandon Towle, BF&S: Mr. Towle was not present but provided a written status update. Paul's masonry completed the brick façade on the wing wall and limestone cap. This concludes the masonry work on the bridge. H3 Concrete arrived on site to begin concrete curb and sidewalk at the west end of the jobsite. They will continue work both on top and below the bridge simultaneously and anticipate two weeks to complete their work. After the masonry was complete, ICC began backfilling the wing walls with rip rap and are now forming the concrete cap for wing wall A and the stairs. Progress will continue on site with concrete while other subcontractors move in and out with finishing work. Final grading will follow the concrete work in preparation for asphalt and staining of the concrete seawall and tunnel. Lights will be the last thing installed to prevent any damage from heavy machinery and vibrations.

**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 the Board to add Special Events Summer Market Contracts to the agenda for approval. Motion by Mr. Lain, seconded by Mrs. Longer, to approve the agenda with the addition. All aye, motion carried. (3-0)

**UNFINISHED BUSINESS:**

**Update (Demolition): Unsafe Building:** Karl and Kathleen Luken, re: 131 Center St.: Mr. and Mrs. Luken were not present in person or telephonically. Building Official, Mike Hannigan, said that the City Attorney did the title search and letters were sent to all parties with an interest in the property via certified mail. Attorney McCarthy said that she will verify receipt of the certified mailings but sees no reason not to proceed. Motion by Mr. Snedecor, seconded by Mrs. Longer, to order the demolition of 131 Center St. upon verification of notice and when funds are available. All aye, motion carried. (3-0)

**Update (Demolition): Unsafe Building:** Timothy Colby re: 3900 Missouri St.: Mr. Colby was not present in person or telephonically. Mr. Hannigan noted that the City Attorney did the title search and notice was sent to all parties. Motion by Mrs. Longer, seconded by Mr. Snedecor, to order the demolition of 3900 Missouri St. upon verification of notice and when funds are available. All Aye, motion carried. (3-0)

**Update (Demolition): Unsafe Building:** Bruce & Debra Wright re: 4017 Missouri St., Lot 1: Mr. and

Mrs. Wright were not present in person or telephonically. Mr. Hannigan said that the City Attorney did the title search and all parties with an interest have been notified. Motion by Mr. Lain, seconded by Mrs. Longer, to order the demolition of 4017 Missouri St. upon verification of notice and when funds are available. All aye, motion carried. (3-0)

**Update (Demolition): Unsafe Building: Michael Torres re: 3789 Brown St.:** Mr. Torres was not present in person or telephonically. Mr. Hannigan said that the title search was done by the Building Department and not the City Attorney. Mrs. Longer noted that this property had gone to Lake County to demolish with use of CDBG funds however the funds were no longer available for the year. Motion by Mrs. Longer, seconded by Mr. Lain, to order the demolition of 3789 Brown St. when funds are available. All aye, motion carried. (3-0)

**Update: Unsafe Building: Angela Smith re: 208 S. Colorado St.:** Ms. Smith was present. Mr. Hannigan said that nothing additional has been done and siding has not been purchased. Ms. Smith explained that the money she had allocated to purchase the siding was used to pay her taxes. She said she now has the money and will purchase the siding this week to complete the work. Motion by Mr. Snedecor, seconded by Mr. Lain, to continue this matter to the September 2, 2020 meeting of the Board of Works with full compliance. All aye, motion carried. (3-0)

**Update: Unsafe Building: U.S. Bank N.A., re: 1317 S. Lake Park Ave.:** US Bank Attorney, Ms. Krenson, was present telephonically and said that the bankruptcy has been dismissed and they are waiting on the paperwork to go through. Ms. Krenson noted that it could take 3-4 weeks before they take possession, but they are moving in the right direction. Motion by Mr. Lain, seconded by Mrs. Longer, to continue this matter to the September 19, 2020 meeting of the Board of Works for an update. All aye, motion carried. (3-0)

**Update: Unsafe Building: Tom Gilazynm, Master Guys Demo., re: 512 E 4<sup>th</sup> St, 347 and 349 Main St.:** Mr. Gilazynm was not present in person or telephonically. Mr. Hannigan spoke with the owner who told him work would begin within the next week. Mr. Hannigan also said that Mr. Gilazynm had received a Certificate of Appropriateness from the Historic Preservation Commission and pulled a building permit last week. Discussion was held about the commercial properties and what may be needed to move forward with 347 and 349 Main Street. Motion by Mrs. Longer, seconded by Mr. Lain, to continue this matter to the August 19, 2020 meeting of the Board of Works and order Mr. Gilazynm to appear for an update. All aye, motion carried. (3-0)

**Approval of Change Orders #2 and #3 (Ratify): Reith-Riley Construction, 8<sup>th</sup> St. Safe Routes to School Project:** City Engineer, Phil Gralik, was present telephonically and reviewed the change orders which had been signed by the Mayor in order to continue work on this project. Change Order #2 was needed to add time to the original contract; 6 days added to the intermediate completion date and 2 days added for Change Order #1. Change Order #3 added \$8,331.25 for additional topsoil needed to finish the project. Mr. Gralik noted that he will be requesting 80% reimbursement from NIRPC funds. Motion by Mr. Lain, seconded by Mrs. Longer, to ratify and approve Change Order #2 and #3 as presented. All aye, motion carried. (3-0)

**Acceptance of Infrastructure and Release of Performance Bond: Mike Macki, The Meadows:** Mr. Macki was not present in person or telephonically. Mr. Gralik said that the inspections are complete, and he recommends acceptance of the infrastructure and release of the performance bond. Mr. Gralik also recommended no need for a maintenance bond. Mr. Kingsland explained that there is not a Long-Term Maintenance Agreement for Storm Water on file, but the subdivision falls under Chapter 152. of the Municipal Code. Motion by Mr. Snedecor, seconded by Mr. Lain, to accept the infrastructure and release the performance bond for the Meadows Subdivision as recommended by the City Engineer. All aye,

motion carried. (3-0)

**Approval of Amendment to Development Agreement (Ratify): Becknell Industrial LLC re: Escrow Agreement:** Attorney McCarthy has reviewed the agreement and recommends approval. Motion by Mrs. Longer, seconded by Mr. Lain, to ratify the amendment to the Development Agreement with Becknell Industrial LLC as presented. All aye, motion carried. (3-0)

#### **NEW BUSINESS:**

**Request for Deaf Child at Play Sign: Lindsey Wolf, re: 850 Garfield St.:** Ms. Wolf was not present in person or telephonically. Mr. Gralik said that these types of signs are not allowed according to the Unified Traffic Codes. Motion by Mrs. Longer, seconded by Mr. Lain, to **deny** the request for "Deaf Child at Play Sign" as requested this request can be reconsidered if additional information becomes available. All aye, motion carried. (3-0) The request is **denied**.

**Request for Removal of Tree in Easement: Jennifer Antkowiak, re: 3605 and 3513 E 34<sup>th</sup> Lane:** Ms. Antkowiak was not present in person or telephonically. Public Works Supt. Tom Laco, and Mr. Lain visited the property and noted that the tree is still alive. Discussion was held about the Arborist going to look at the tree and having the petitioner appear before the board for more information. Motion by Mr. Snedecor, seconded by Mr. Lain, to continue this matter at the August 19, 2020 meeting of the Board of Works and have staff meet with the petitioner and request that she attend the meeting for an update. All aye, motion carried. (3-0)

**Request for Removal of 3 Trees on Easement by Homeowner: Frank Dzik, re: 253 Court St.:** Mr. Dzik was present and said that the trees have disrupted the sewer and sidewalk and he would like to have them removed at his expense. Motion by Mr. Snedecor, seconded by Mr. Lain, to approve the request to remove 3 trees from the easement at 253 Court St. at the homeowner's expense as requested. All aye, motion carried. (3-0)

**Request for Paving of Easement: Nicholas Stevens, re: 1220 and 1300 Hickey St.:** Dave Lucas, the owner of the properties, was present and requested the paving of the easement at both properties. MS4 Coordinator Tim Kingsland said that the drainage in that area is okay with pavement and he recommends approval. Motion by Mr. Snedecor, seconded by Mr. Lain, to approve the request to pave the easements at 1220 and 1300 Hickey Street as requested and have the contractor contact Mr. Kingsland for guidance. All aye, motion carried. (3-0)

**Request for Temporary Street Closure: Rev. Daniel Gute, New Life Community Church, re: 1 N. Pennsylvania St.:** Rev. Gute was present and noted that the church held services outside last Sunday with the closure as approved by Chief Zormier, HPD, and it worked out well. They would like to request the next 4 Sundays in August. Chief Zormier has no objections. Motion by Mrs. Longer, seconded by Mr. Lain, to approve the temporary street closure for the mornings of August 9, 16, 23 and 30 as requested. All aye, motion carried. (3-0)

**Failure to Comply with Stop Work Order: Hollie Botts, re: 1401 Mississippi Place:** Ms. Botts was not present in person or telephonically. Mr. Hannigan said that he had talked to Ms. Botts yesterday and the project is finished. He noted that she is quarantined with Covid-19 and once she is released, she will come in to meet with him. Mr. Hannigan recommends continuing this matter. Motion by Mr. Lain, seconded by Mrs. Longer, to continue this matter at the September 2, 2020 meeting of the Board of Works. All aye, motion carried. (3-0)

**Request for "No Parking" both sides of Home Ave. between California and Wisconsin St.: School City of Hobart:** The School City of Hobart is requesting that "No Parking" signs be placed on both sides of Home Ave. between California Street and Wisconsin St. This is the route the busses will use for access to and from Veteran's Elementary at Mundell. Mr. Snedecor noted that this should not impact any of the neighbors. Motion by Mr. Snedecor, seconded by Mrs. Longer, to approve the "No Parking" signs as requested. All aye, motion carried. (3-0)

**Approval of Bid Solicitation (Ratify) and Award of Bid: 2020 Community Crossings Road Resurfacing Projects:** Mr. Gralik said that 2 bids were received and opened today: Walsh & Kelly in the amount of \$1,790,792.74, and Rieth-Riley Construction Co. in the amount of \$1,808,137.23. He recommends the award of bid go to Walsh & Kelly. Motion by Mr. Lain, seconded by Mrs. Longer to award the contract for the 2020 CCMG Road Resurfacing projects to Walsh & Kelly in the amount of \$1,790,792.74. All aye, motion carried. (3-0)

Motion by Mr. Lain, seconded by Mrs. Longer, to amend the motion by adding that Walsh & Kelly was the "lowest responsive and responsible bidder". All aye, motion carried. (3-0)

**Consideration of Supplemental Agreement #1 and #2: County Line Road Phase 1: Jake Dammarell, BF&S:** Jake Dammarell, BF&S, gave a brief review of both supplemental agreements. Agreement #1 is to amend appraisal and review appraisal fees to reflect the appraisal types identified in the appraisal problem analyses and to be adjusted to INDOT's current real estate fee schedule, which will reduce the contract amount by \$96,100. Agreement #2 is to complete additional utility coordination for various alignment considerations and intersection configurations proposed throughout the corridor and will cause no increase or decrease to the original contract. Motion by Mrs. Longer, seconded by Mr. Lain, to approve supplemental agreement #1 amending appraisal fees to meet INDOT's current real estate fee schedule and decrease the original contract by \$96,100 as presented. All aye, motion carried (3-0)

Motion by Mr. Lain, seconded by Mrs. Longer, to approve supplemental agreement #2 to complete additional utility coordination in the corridor as presented at no additional cost. All aye, motion carried. (3-0)

**Consideration of Summer Market Band Contracts:** Mrs. Longer noted that the contracts, indemnification agreements and insurance are on file in the Special Events office. The bands are as follows: 8/6 Chronic Flannel for \$700, 8/13 Ginter All Stars for \$400, 8/20 Buck Daddy for \$650, and 8/27 NAWTY for \$1,000. Motion by Mrs. Longer, seconded by Mr. Lain, to approve the Summer Market Band Contracts as presented. All aye, motion carried. (3-0)

**Announcements:** 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 4:53 p.m.

  
SECRETARY

  
PRESIDING OFFICER