

**MINUTES OF THE REGULAR MEETING  
BOARD OF PUBLIC WORKS AND SAFETY  
CITY OF HOBART, LAKE COUNTY, INDIANA  
September 16, 2020**

**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 and Admin. Asst. C. Govert.

**Reading of Minutes:** Motion by Mr. Lain, seconded by Mr. Snedecor, to accept the minutes of the Regular Meeting of September 2, 2020 as presented. All aye, motion carried. (3-0)

**Correspondence:** Update: Third Street Bridge Project: Brandon Towle, BF&S distributed a status update. The Bridge is Open! Since the last meeting, the crosswalks for the streetscape project have been installed and the road striped. Traffic is currently utilizing the bridge uninterrupted, but work remains. The tentative dates for the remaining work: Grass/Landscaping 9/25; Decorative Thermo at Gateways 9/22; LED lights for raised crosswalk 9/21; Decorative Streetlights 10/7; Decorative Railing on Bridge 10/4; and Seawall Railing and Masonry Signs at Trail are TBD. Mr. Snedecor said the tentative ribbon cutting for the bridge is October 16, 2020.

Fire Chief Smith requested permission to dispose of the 2009 Ambulance that has been out of service for some time and use it for training purposes then sell parts for scrap. Motion by Mr. Snedecor, seconded by Mrs. Longer, to approve the Fire Chief's request to dispose of the 2009 Ambulance for training purposes and scrap. All aye, motion carried. (3-0)

**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 consider adding 2 items to the agenda: Request to replace existing fence across Right-of-Way at 1355 State St. and Consideration of Letter of Agreement with IUN School of Arts. Motion by Mrs. Longer, seconded by Mr. Lain, to approve the agenda as amended. All aye, motion carried. (3-0)

**UNFINISHED BUSINESS:**

**Update: Unsafe Building:** Tom Gielezyn, Master Guys Demo., re: 512 E 4<sup>th</sup> St, 347 and 349 Main St: Mr. Gielezyn was not present in person or telephonically. Motion by Mrs. Longer, seconded by Mr. Lain, to move this matter to the end of the meeting to allow time for Mr. Gielezyn to arrive. All aye, motion carried. (3-0)

**Order to Appear: Property Maintenance & Other Violations:** Marco Tamayo, re: 7197 Mississippi St.: Attorney Carrie Castro, representing Mr. Tamayo, and Mr. Tamayo were present with an interpreter from Language Line. An update from City Engineer Phil Gralik was distributed to the Board. City Attorney McCarthy explained that Mr. Tamayo does not have an approved Fill Permit/Site Plan and has moved well over 500 CY of soil on his property. The amount of material he has moved requires Plan Commission approval and he has been told this repeatedly. Mr. Gralik recommends the Board require Mr. Tamayo to work with the Planning Department and submit all the required documents no later than October 6, 2020, to be on the November 5, 2020, Plan Commission agenda. Mr. Gralik suggests that if

Mr. Tamayo does not meet the October 6, 2020 deadline, the Board should direct the Legal Department to begin the process to mitigate the backyard. Mr. Snedecor noted that the Board has been very patient with the owner, as this has been an issue for over a year. Motion by Mr. Snedecor, to impose a \$1,000 fine. The motion died for lack of second. Attorney Castro requested the Board not fine Mr. Tamayo so she can receive all documents from the City Attorney and allow for time to review in order to help Mr. Tamayo resolve these issues; she also wants to be sure he understands due to the language barrier. Lt. Russo said that 2 notices were issued in Spanish. Motion by Mr. Snedecor, seconded by Mr. Lain, to impose a \$1,000 fine and require Mr. Tamayo to follow the recommendations of the City Engineer to require the owner to file documents with the Plan Commission and to appear at the October 7, 2020 meeting of the Board of Works for an update. All aye, motion carried. (3-0)

**Update: Unsafe Building: U.S. Bank N.A., re: 1317 S. Lake Park Ave:** Attorney Amanda Krenson was present telephonically for her client, US Bank. Maintenance on the outside of the house was done and the grass is being mowed every 2 weeks. The bankruptcy is over, and her client is deciding what to do with the property moving forward. Mr. Hannigan noted that the outside of the property is being maintained. Mr. Lain said that the tree in the front yard is dead and should be removed. Attorney Krenson said she would have that taken care of. Motion by Mrs. Longer, seconded by Mr. Lain, to set this item over for an update at the October 21, 2020 meeting of the Board of Works. All aye, motion carried. (3-0)

**Update: Code Violation: Operation of Commercial Animal Establishment or Kennel: Julie & Derie Patton re: 493 Quail Dr.:** Mrs. Patton was present and said she tried to contact the HOA about this matter and they referred her to the City Council so she is not sure what her next steps should be. Attorney McCarthy told her she needs to contact the President of the HOA and ask for an amendment to the covenants. Mr. Snedecor explained that any change to a PUD must be voted on by the HOA first and then to the city. Zoning Administrator Mr. Pietrzak said they need to concentrate on Article 6 regarding amendments and Article 12 regarding use restrictions of the covenants. Lt. Russo has not received any further complaints and as long as there is no active breeding it should not be a problem to allow her time to pursue the variance. Mr. Pietrzak noted that he would need something in writing and would need the proposed language by noon on October 6<sup>th</sup> to appear on the November 5<sup>th</sup> meeting of the Plan Commission. Motion by Mrs. Longer, seconded by Mr. Lain, to continue this matter to the October 21, 2020 meeting of the Board of Works for an update. All aye, motion carried. (3-0)

**Update: Request for traffic/Speed Control in Alleyway: A. Thomas and UJ Puranik, re: 201 Main St.:** The owner was present. Police Chief Zormier said that he would consider a 1-way alley heading north and add signage for pedestrian crossing. Discussion was held regarding other forms of traffic control including raising the walkway. Public Works Supt. Mr. Laco said there is already a raised walkway and speed bumps do not do well with snow plowing. Mr. Snedecor asked the owner if staff could have more time for consideration and have the City Engineer give an update at the next meeting. Motion by Mr. Snedecor, seconded by Mr. Lain, to set this matter over for review and direct the City Engineer to provide a recommendation at the October 7, 2020 meeting of the Board of Works. All aye, motion carried. (3-0)

**Update: Traffic Study 14<sup>th</sup> & Lincoln:** Chief Zormier noted that this is the 3<sup>rd</sup> study at this location in the past 3-4 years and recommends a 3-way stop. Motion by Mr. Snedecor, seconded by Mr. Lain, to approve a 3-way stop sign be installed at the corner of 14<sup>th</sup> and Lincoln Streets. All aye, motion carried. (3-0)

#### **NEW BUSINESS:**

**Request for Reduced Speed Sign: From 30 mph to 20 mph in School Zone: Mr. J. Ribar, re: 1131 State Street:** Mr. Ribar was present and requested that the speed limit go back to 20 mph for the safety of the

children walking to school. Mr. Snedecor noted that students use that area and pedestrian traffic has increased and agrees that the speed limit should be decreased on the 1000 block and the 1100 block of State St. Motion by Mr. Snedecor, seconded by Mrs. Longer, to install 20 mph signs in the 1000 and 1100 block of State Street. All aye, motion carried. (3-0)

**Request to Replace Existing Fence across Right-of Way (unimproved alley): Robert Huber, re:1355 State St.:** Mrs. Huber was present telephonically and said they wanted to replace the existing fence and were unaware that it was on the City Right-of-Way. Mr. Snedecor informed her that if approved and entry was required by the City or a utility, the fence would have to come down at their expense. Mr. Pietrzak noted that Mr. Robert Huber is the only owner listed on the home and they would require a notarized letter from him confirming his understanding of the conditions. Motion by Mr. Lain, seconded by Mrs. Longer, to approve the request to replace the existing fence across the right-of-way with the understanding that if the City or utility needed to access the right-of-way, the fence would have to be removed at the homeowner's expense and the owner is to provide a signed and notarized statement when the permit is applied for that he understands the conditions,. All aye, motion carried. (3-0)

**Consideration of Letter of Agreement: IUN School of Arts: Dawn Hostetler and Nikki Lopez:** Dawn Hostetler was present. "The Arts + Action Lab" is a collaborative program led by Lauren M. Pacheco and Kelly Knaga in the School of Arts at Indiana University Northwest. This Gary-based creative accelerator focuses on public arts programming, arts administration, design, placemaking/keeping, civic engagement, and education. Mrs. Longer noted that the agreement before us tonight has the wrong date but will be scheduled soon. Mrs. Hostetler said it should be scheduled for October 16<sup>th</sup> to coincide with the Bridge ribbon cutting. Motion by Mrs. Longer, seconded by Mr. Lain, to approve and authorize the Mayor or his Designee to approve the Letter of Agreement between the School of the Arts at IU Northwest and the Board of Works with the corrected date. All aye, motion carried. (3-0)

#### **UNFINISHED BUSINESS:**

**Update: Unsafe Building: Tom Gielezyn, Master Guys Demo., re: 512 E 4<sup>th</sup> St, 347 and 349 Main St:** Mr. Gielezyn was not present in person or telephonically. Mr. Hannigan said that he has been working on the 4<sup>th</sup> Street property but has not pulled a permit for the commercial properties. Mr. Pietrzak expressed concerns that nothing has been filed with the Historic Preservation Commission for the commercial properties and requested that the Board instruct Mr. Gielezyn submit a plan to the Historic Commission by October 6, 2020. Motion by Mrs. Longer, seconded by Mr. Lain, to direct City Attorney McCarthy to send a letter to Mr. Gielezyn directing him to submit a plan to the Historic Preservation Commission by October 6, 2020 and to appear before the Board of Works at the October 7, 2020 meeting. All aye, motion carried. (3-0)

#### **Announcements:**

Jack Lahaie addressed the Board noting the sidewalks are in disrepair and hard to travel in his wheelchair. He asked why the sidewalks could not be asphalt for a smoother surface. Mr. Fulton explained that asphalt is harder to maintain then concrete.

Lori Caldwell addressed the Board about the 6<sup>th</sup> Street Sewer Project and complaints about Grimmer Construction. She said the road was torn up for weeks with long breaks with no work being done. She also said that the workers were rude and disrespectful and wanted to bring it to the City's attention that the lowest bidder is not always the best.

Mike, a resident from County Line Road addressed the Board with his concerns over the project on

County Line saying that he may lose 20 spruce trees which he planted when he moved into the house. He is also wondering why they are putting in 8' sidewalks instead of 6'. Mr. Snedecor said that he cannot comment on this matter as the comment period is still open until October 14, 2020 and all questions and concerns must be submitted to the engineer's office and will be addressed by the engineer.

Jim Sikora asked if the hydraulic study had come in yet as he was not notified. Mr. Snedecor said he had not heard anything at this time but will check with the City Engineer.

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

**Adjournment:** Motion by Mrs. Longer, seconded by Mr. Lain, to adjourn the meeting. All aye, motion carried. (3-0) The meeting adjourned at 5:15 p.m.

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SECRETARY

  
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PRESIDING OFFICER