

**MINUTES OF THE REGULAR MEETING
BOARD OF PUBLIC WORKS AND SAFETY
CITY OF HOBART, LAKE COUNTY, INDIANA
October 21, 2020**

Call to Order/Pledge to the Flag: Mr. Snedecor called the meeting to order at 3:30 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 and Mrs. Longer (telephonically) 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 October 7, 2020 as presented. All aye, motion carried. (3-0)

Correspondence: Mayor Snedecor noted that Mrs. Longer is participating in the meeting telephonically and will be voting remotely as this is currently allowed in the State of Indiana under the Governor's emergency orders during the pandemic.

Update: Third Street Bridge Project: Brandon Towle, BF&S distributed a status update. Not too many changes on site since the last meeting. As previously mentioned, we have encountered problems with the bridge railing along 3rd Street and are currently working through the solution. The seawall railing installation has begun and is progressing smoothly. We anticipate the delivery of streetlights next week which will be installed as soon as received. Other remaining work includes a solution to the upward facing lights on the piers and masonry signs along the trail.

Mayor Snedecor said he had been to the scene of the downed Frontier cable at 3rd Street. Mr. Fulton and Chief Zormier have been on site and the road should be open by the end of the workday. The RR closed the tracks/road on Wisconsin Street by the YMCA for 2 days and the split at Old Ridge Rd. is scheduled to be open between Thanksgiving and Christmas.

Chief Smith presented a Certificate of Appreciation and thanked Susan Gbur from Root Brothers Manufacturing & Supply Co. who supplied the Fire Department with PPE at the beginning of the COVID-19 pandemic when the Fire Department was in need of items such as N-95 masks, gloves, and sanitizer. Most recently, Root Brothers had a program to award grants to cities who are customers which provided us with much needed supplies.

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: Motion by Mrs. Longer, seconded by Mr. Lain, to approve the agenda as presented. All aye, motion carried. (3-0)

UNFINISHED BUSINESS:

Update: Request for Proposals: re: 60 Acres City-Owned Property near 61st Ave. and Arizona St.: Director of Development, Beth Jacobson was present and said the Redevelopment Commission will advertise for proposals from developers or builders to purchase the property located at the Northwest corner of 61st Ave. and Arizona Street. Proposals will be due on December 1, 2020. The RDC has received appraisals. Vale Appraisal Group determined the value of the property to be \$678,000 and a

second appraisal by AER Group determined the value of the property to be \$510,000. The average of the two appraisals, which is \$594,000, will serve as a guideline for the sale price of the property. In November, a Joint Resolution will be presented for consideration to transfer the ownership of the property from the City to the Redevelopment Commission. Motion by Mr. Snedecor, seconded by Mr. Lain, to acknowledge that the final request for proposal has been submitted to the Board of Works and approved to be released on behalf of the Redevelopment Commission. All aye, motion carried. (3-0)

Continued: Request to Improve Paved Easement: Mark Rypel, re: 3900 Willow Street: Mr. Rypel was present and presented a picture to the Board. Building Official, Jeremy Ogden said that the grading will need to be sloped for water run-off to avoid standing water. Mr. Rypel said he will be hiring a contractor to do the work, but it will probably be in the Spring. Motion by Mr. Snedecor, seconded by Mr. Lain, to approve the request to improve the paved easement and require the contractor to contact the MS4 Coordinator or City Engineer before work begins. All aye, motion carried. (3-0)

Update: Request for Sidewalk Waiver: Harrison Burgett, re: 1323 Garfield Street: Mr. Burgett was present. Mr. Snedecor said the City Engineer did not recommend approving a sidewalk waiver at this property and noted that waivers are generally approved when there are no connecting sidewalks. Mr. Laco said the tree is in the City easement and the sidewalk can go in without any damage to the tree. Mr. Lain noted that this is an established area and for continuity purposes the request should be denied. Mr. Burgett asked if the work could be done in the Spring due to the concrete companies closing for the season. Motion by Mr. Snedecor, seconded by Mr. Lain, to **deny** the request for a sidewalk waiver and allow until June 1, 2021 to have the sidewalk installed to City standards. All aye, motion carried. (3-0) The request was **denied**.

Order to Appear: Property Maintenance & Other Violations: Marco Tamayo, re: 7197 Mississippi St.: Attorney Carrie Castro was not present but provided a status update to the Board. Mr. Tamayo was present with an interpreter from Language Line. Mr. Tamayo turned in a preliminary site plan and City Engineer, Mr. Gralik said it looked good. Attorney McCarthy told Mr. Tamayo that the final site plan is due to the Planning Department on November 10th by noon. Mr. Tamayo said he understands. Motion by Mr. Snedecor, seconded by Mr. Lain, to set this matter over for review at the November 18, 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 Ct.: Mrs. Patton was present and said she has talked to the company that oversees the HOA and the HOA President but they haven't had a meeting due to Covid. Mrs. Longer asked how many dogs are in the home. Mrs. Patten said they have 6 dogs, and they are currently looking for a larger property so they can keep all 6 dogs if an agreement cannot be made. She also said that there has been no further breeding. Zoning Administrator, Ross Pietrzak said legally a change to the PUD can not happen until the HOA changes the by-laws. Mrs. Longer asked Attorney McCarthy if she could send a letter to the HOA to encourage them to meet to make a decision regarding this matter. Motion by Mr. Snedecor, seconded by Mr. Lain, to continue this matter to the January 20, 2021 meeting of the Board of Works to allow the home owner to work with the HOA, and have the City Attorney send a letter to the HOA, and if there is no movement action may need to be taken in order to bring the property into compliance. All aye, motion carried. (3-0)

Update: Unsafe Building: Tom Gielezyn, Master Guys Demo., re: 512 E 4th St, 347 and 349 Main St: Mr. Gielezyn was present and said that the roof is done at 349 Main Street. The siding was delivered, and he is still waiting on windows. He said he met with Mr. Ogden and they decided that the roof would need to be done on 347 Main Street; that work will be done soon. Motion by Mr. Snedecor, seconded by Mr. Lain, to set this matter over for review at the December 2, 2020 meeting of the Board of Works. All aye, motion carried. (3-0)

Update: Unsafe Building: U.S. Bank N.A., re: 1317 S. Lake Park Ave.: Attorney Martha Staner for U.S. Bank was present telephonically and said they have been unable to contact Mr. Tomich. Regarding the foreclosure there has been no sale yet and her client could possibly charge off the property. Discussion was held about the unsafe conditions of the garage and house. The roof of the garage is about to cave in, gutters on the house are falling off and the dead tree is still in the front yard. Mr. Snedecor asked Attorney McCarthy where we stand legally regarding moving forward with demolition. Attorney McCarthy stated that she had contacted the trustee before she had information from the bank, they asked her to send over a request stating this is in fact an unsafe building, but the representatives from the bank told us that they were going to take this over. If it is their intent to wait for this to go to foreclosure, then it is something this Board should act upon sooner in terms of the demolition. Attorney McCarthy asked Attorney Staner what the intentions of her client are. Attorney Staner asked if this matter could be continued to the next meeting to allow her client to review this. Motion by Mr. Lain, seconded by Mr. Snedecor, to continue this matter at the November 4, 2020 meeting of the Board of Works if there is failure to act the City may have to move forward with the demolition process. All aye, motion carried. (3-0)

NEW BUSINESS:

Request to Pave Easement and Portion of Paved Alley: Mark Rongers, re: 1215 State Street: Mr. Ronger was not present in person or telephonically. Building Official, Mr. Ogden recommended approving this request. Mr. Kingsland noted there are some water issues in the front and requested that the contractor meet with either him or the City Engineer before starting work. Motion by Mr. Snedecor, seconded by Mr. Lain, to approve the request to pave the easement and a portion of paved alley, the contractor should meet with the MS4 Coordinator or the City Engineer before starting work. All aye, motion carried. (3-0)

Consideration of Proposal for Geotechnical Engineering Exploration (Ratify): Advanced Engineering Services: Driveways for the Proposed Residential Subdivision, NWC of Arizona Street and 61st Ave.: Mr. Gralik is asking the Board to ratify the proposal from AES to test the soil at the 60 acre property at 61st Ave. and Arizona Street for the lump sum of \$6,150. The results will be given the RFP holders. Motion by Mrs. Longer seconded by Mr. Lain, to approve and ratify the proposal for the lump sum of \$6,150 as presented. All aye, motion carried. (3-0)

Consideration of Proposal for Geotechnical Engineering Exploration (Ratify): Advanced Engineering Services: Observed Distress on Edgewater Drive near Hidden Lake: Mr. Gralik said that a portion of Edgewater Dr. located at the north end of Hidden Lake, has been experiencing ground movement and distress over the last few years. Ground separation in the existing sidewalk and pavement suggests that the existing slope of the north bank of Hidden Lake near the area may be failing. AES will take 2 soil borings to determine the subsurface soil and ground water conditions near the observed distressed. Mr. Gralik is asking that the Board approve and ratify the proposal for the lump sum amount of \$7,450. Motion by Mrs. Longer, seconded by Mr. Lain, to approve and ratify the proposal in the lump sum of \$7,450 as presented. All aye, motion carried. (3-0)

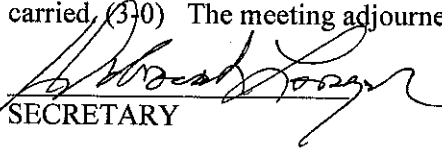
Announcements:

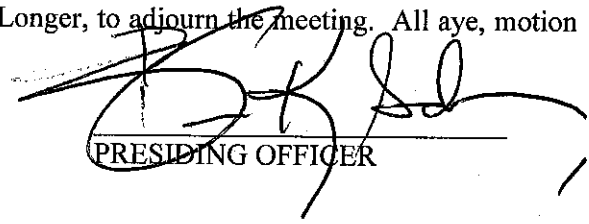
Mr. Frederic Ols, 329 S. Linda St addressed the Board and asked if something could be done about the speed through 300 block of S. Linda St. and the 800 block of Franklin. The cars speed around the curve and there are a lot of young children in the area. Mr. Snedecor told Mr. Ols that he would have the Police Dept. look into it. Mr. Ols also asked what the City is doing to salvage Lake George as he has noticed the lily pads are choking the lake. Mr. Fulton said that lily pads are not a sign of an unclean lake, they are a natural plant, and the lake has never been cleaner.

David Kruger, 7191 Mississippi St. addressed the Board about his neighbor Mr. Tamayo. He said that the dump truck and backhoe are still on the property and being used almost daily. He is also using the front yard as a parking lot. Mr. Snedecor said that the matter is being addressed and the Attorneys are working together to resolve all the issues. Mr. Kruger also said he was having trouble with another neighbor who has a stone shed which encroaches on his property and it has become an unsafe building. Mr. Snedecor directed him to contact the Building Department.

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

Adjournment: Motion by Mr. Lain, seconded by Mrs. Longer, to adjourn the meeting. All aye, motion carried. (3-0) The meeting adjourned at 5:07 p.m.


SECRETARY


PRESIDING OFFICER