

**MINUTES OF THE REGULAR MEETING
BOARD OF PUBLIC WORKS AND SAFETY
CITY OF HOBART, LAKE COUNTY, INDIANA
February 15, 2023**

Call to Order/Pledge to the Flag: Mrs. Longer 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. Absent: Mayor 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 February 1, 2023 as presented. All aye, motion carried. (2-0)

Correspondence: Mr. Lain thanked Chief Ciszewski for the annual report that was provided.

Mrs. Longer announced that a long-time firefighter passed away due to a medical condition and that the City's thoughts and prayers are with the family.

Approval of Register of Claims and Payroll Claims: Motion by Mr. Lain, seconded by Mrs. Longer, to accept and sign the register of claims and payroll claims as presented. All aye, motion carried. (2-0)

Approval of Agenda: Motion by Mr. Lain, seconded by Mrs. Longer, to approve the agenda as presented. All aye, motion carried. (2-0)

Unfinished Business:

Continued: Update/Review/ Unsafe Building: Ronald & Dorothy Wilson re: 234 N. Ohio St.: Building Official Karen Hansen stated that there has been great progress made by the homeowners. A permit has been obtained and work has started on the structural repairs. Permits have also been obtained for the roofing, soffit, fascia, and broken windows. Karen also stated and a dumpster has been delivered to the property to start the cleanout of the interior. The homeowners are also working with Indiana American Water to get water service at this property as it was on a well system previously. Karen is requesting that this be continued to the April 5, 2023 meeting to continue the progress. Mr. Lain asked if there was a timeline for the work to be complete and Karen stated that the homeowners have to clean out the inside of all debris in order to address the other issues. Motion by Mr. Lain, seconded by Mrs. Longer to continue this matter for update/review at the April 5, 2023 meeting at the recommendation of the Building Official. All aye, motion carried. (2-0)

Continued: Update/Status: Unsafe Building: re: 235 Main St.: Attorney Aaron Robbins was present along with Mr. Killian. Attorney Robbins stated that there have been some miscommunications regarding this matter. The owner does have a contractor, but they need to get licensed in the City. The contractor, Mr. Gunther was present and stated that he will be taking the contractor test and once that is done, permits will be obtained. If he doesn't pass the test, he will pass this job along to another contractor who is already licensed with the City. Mr. Lain asked if they knew about going in front of the Historic Preservation Board. Mr. Gunther stated that he had no issues doing so. Building Official Karen Hansen stated that it was told to the Board that the alcohol was removed from the building, but after the walk through with the fire department, the alcohol was not removed. Karen stated that there has been a lack of maintenance and neglect that has caused this building to fall into disrepair over the years. There have been numerous promises made that work was going to start and permits obtained, but nothing has been done as of today. Karen is recommending that the following be completed with

substantial progress by the April 5, 2023 meeting: structural repairs of the exterior basement wall as noted in the structural engineer report, repair/restoration of exterior brickwork, repair/replacement of soffit, fascia, broken and/or missing windows, removal of water damaged wood/particle board, sealing of exterior openings, and replacement of the south exterior staircase. City Planner Ross Pietrzak stated that the exterior work will need to be approved by the Historic Preservation Board. The deadline to file is March 7, 2023 and the meeting is March 21, 2023. Ross recommended that they have substantial compliance be made with an update on the April 19, 2023 meeting of the Board and the project to be complete by the May 17, 2023 meeting of the Board. Karen stated that if these items are not complete, she will be recommending demolition of this building. Motion by Mrs. Longer, seconded by Mr. Lain to update the Board at the April 19, 2023 meeting of the Board with substantial compliance and the work to be completed by the May 17, 2023 meeting and the alcohol removed by February 17, 2023. All aye, motion carried. (2-0)

Continued: Update Status: Unsafe Building: re: 332 Main St.: Attorney Michael Jasaitis and property owner representative Matthew Doran was present in person. Josh Milton, representative from Stash Construction was present telephonically. Attorney Jasaitis stated that the shoring of the stairs has been complete as well as the installation of the doors. Mr. Milton stated that the work is complete for the stairs, and he is waiting on demolition bids for the lean-to structure. The bids are expected by the end of the week and then the rear area will be demolished, and the rear wall will be shored up. Building Official Karen Hansen stated that the City received the structural engineer report on February 1, 2023 and there were significant structural concerns noted on the report. Karen stated she has reviewed this with both the Deputy City Engineer and the Fire Chief. The current condition presents an eminent danger to the tenants and the public. Fire Chief Smith stated that after reviewing the structural engineer report the rear wall must be shored up or demolished immediately before the wall totally collapses on itself. Chief Smith stated that from January 13th until now that the wall has since shifted, the mortar has come out of areas, and cracks are increasing. Deputy City Engineer Alex Olesker stated that he went to the property today and he noticed that the mortar is missing from several areas, bricks are not supported, cracks have grown, and the top of the wall is caving in towards the building. Chief Smith stated that the entire wall cannot be assessed properly until the rear wall comes down. Chief Smith along with the Building Official is recommending that the building be vacated as soon as possible so the necessary work can be done. Building Official Karen Hansen is requesting that the following be done: relocation of all tenants by February 22, 2023 as a Do Not Occupy Order will be posted on February 23, 2023; the property owner shall have the west side of the property fenced off with a temporary 6 foot chain link fence; the property owner shall hire a licensed contractor and present a plan the City to address the structural concerns no later than March 1, 2023. Motion by Mr. Lain, seconded by Mrs. Longer to have the tenants removed from the building by February 22, 2023 and provide an update to the Board at the March 15, 2023 meeting. All aye, motion carried. (2-0)

New Business:

Public Hearing / Unsafe Building: re: 2401 E. Hickey St.: No one was present for this matter. Building Official Karen Hansen stated that this house had a fire on April 25, 2022 and the structure remains in disrepair. The attached garage is completely burnt, and the windows are boarded up and the interior of the house is 90% damaged by the fire. Karen is recommending the following: all structures be immediately demolished; debris removed including all concrete footings, foundation, sanitary sewers, water lines and gas lines, driveway stone and concrete, asphalt removed along with the fences and shed. All holes and cavities must be filled with dirt, leveled, and grass seed. Fire Chief Smith stated that the cause of the fire was unknown, but it did start in the garage. The public hearing was opened. Councilman Josh Huddlestun from 102 Pemborke Dr stated that this was an attractive nuisance. This property smells, there are varmints in and out, the fence is falling, and there is no salvaging this property. The sooner this property is taken down, the better for the community. Mrs. Longer asked if anyone else wished to speak and there was no comment. The public hearing was closed. Motion by Mr. Lain, seconded by Mrs. Longer to order the demolition and to proceed with the bid process for demolition of 2401 E. Hickey St. at the recommendation of the Building Official. All aye, motion carried. (2-0)

Resolution 2023-01: A Resolution Authorizing the Acquisition of Freestanding Custom Playground Equipment and Installation Materials for Two to Five Year Olds and Five to Twelve Year Olds by the City of Hobart for a Destination Park as a Special Purchase: The resolution was read. Mrs. Longer stated that this would be located adjacent to the community pool. Councilman Huddleston stated that the Park Board was receptive to the style and location. This playground is designed to be ADA compliant. Josh stated that Parks Director Kelly Goodpaster did go to Minnesota to see this playground in person and to try the equipment. This playground will be fenced in for safety. Mrs. Longer stated that the equipment and installation will be paid for with ARP funds. Motion by Mrs. Longer, seconded by Mr. Lain to approve Resolution 2023-01 as presented. All aye, motion carried. (2-0)

Ratify: Proposed 82nd Ave Construction Material Testing Services: AES Inc.: Motion by Mrs. Longer, seconded by Mr. Lain to ratify the mayor's action in approving the proposal for 82nd Ave Construction Material and Testing Services as presented. All aye, motion carried. (2-0)

Signing of Mylars: 2-lot subdivision (Bionic Park) located approx.. 700' E and 700' S of the SE Corner of US 30 & Colorado St., zoned M-1, 24.43 acres: David Lasser: City Planner Ross Pietrzak had no objections to this. Motion by Mr. Lain, seconded by Mrs. Longer to approve the signing of the mylars for 2-lot subdivision (Bionic Park) as presented. All aye, motion carried. (2-0)

Announcements: Mrs. Longer 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. (2-0) The meeting adjourned at 4:45 p.m.

Alyson McNamee
SECRETARY

Rochelle Long
PRESIDING OFFICER