

**MINUTES OF THE REGULAR MEETING  
BOARD OF PUBLIC WORKS AND SAFETY  
CITY OF HOBART, LAKE COUNTY, INDIANA  
March 1, 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 15, 2023 as presented. All aye, motion carried. (2-0)

**Correspondence:** There was no correspondence.

**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:** Mrs. Longer asked that the Status/Update on the remediation efforts on Lot 103 of Cressmoor Estates be added to the agenda. Motion by Mr. Lain, seconded by Mrs. Longer, to approve the agenda as amended. All aye, motion carried. (2-0)

**Unfinished Business:**

**Continued: Order to Appear for Update/Status: Unsafe Building: re: 215 East St.: Glenwood Properties LLC:** Attorney McCarthy stated that Attorney Bouwer has requested a continuance on this matter. Building Official Karen Hansen stated that everything was moving forward with this property. The HVAC permit has been obtained and work is continuing and would like to see a follow up on this matter at the April 5, 2023 meeting. Motion by Mrs. Longer, seconded by Mr. Lain to continue this matter at the request of Attorney Bouwer and the recommendation of the Building Official to the April 5, 2023 meeting. All aye, motion carried. (2-0)

**Continued: Order to Appear for Update/Review of Property issues: Cagney's and NW corner of Third and Main St. re: 236 Main St.:** John Pappas was present telephonically for this matter. John stated that they are still waiting for the electrical components to come in for the 238 building. The sidewalk is due to get started the week of March 13<sup>th</sup> weather permitting. John stated that they will be contacting the City Engineer when the work is scheduled on the sidewalk. Motion by Mr. Lain, seconded by Mrs. Longer to continue this matter for an update on March 15, 2023. All aye, motion carried. (2-0)

**Continued: Update Status: Unsafe Building: re: 332 Main St.:** Attorney McCarthy stated that Attorney Jasaitis requested a continuance on this matter. He advised Attorney McCarthy that the building is no longer occupied. Building Official Karen Hansen stated that the fencing has been put up as requested. Permits have been submitted for repairs. Karen is requesting a continuance for this matter to the April 5, 2023 meeting. Motion by Mr. Lain, seconded by Mrs. Longer to continue this matter for update at the April 5, 2023 meeting. All aye, motion carried. (2-0)

**New Business:**

**Consideration of Annual Renewal of Sidewalk Dining:** Brick House Bar & Grill, Shane Evans; 230 Main St.; Café 339, Demetri Karatglidis, 339 Main St.; Montego Bay Grille, Teddian Jackson, 322 Main St., Caribbean on Lake George, Gladys Ramirez, 438 E. 4<sup>th</sup> St., Granger's at the Clock Tower, Nancy Granger: Business owners from Brick House Bar & Grill were not present, but contacted Mrs. Longer and stated that no changes are anticipated for their sidewalk dining from previous years. Gladys Ramirez from Caribbean on Lake George was present and presented the Board with small revisions to their plan as the trees will no longer be present. Gladys stated that they will be using planters with cemented 2x4's with plants to string the lights along the patio area. No one was present from Montego Bay Grille, Café 339, and Grangers at the Clock Tower. Motion by Mr. Lain, seconded by Mrs. Longer, to approve the renewal of sidewalk dining for Brick House Bar & Grill from April 1, 2023 through October 31, 2023 as presented and approval of the sidewalk dining for Caribbean on Lake George contingent on staff approval of the materials being used from April 1, 2023 through October 31, 2023, and the remaining restaurants (Café 339, Montego Bay Grille and Granger's at the Clock Tower) renewals remain pending but not approved until the Board is provided an update. All aye, motion carried. (2-0)

**Approval for Temporary Food Trailer:** re: 200 Main St.: Tavern on the Lake: Tommy Forbes was present for this matter. He stated that he wants to purchase a 25-30' trailer equipped with a kitchen and place it on the side of the building by the patio to serve food to guests eating outside. The trailer will take up approximately 3 parking places. The trailer will be parked there during the patio season from April 1, 2023 – October 31, 2023. Tommy explained that a portion of the fence will be removed for the servers to have access to the trailer to retrieve the food. Once the patio season is over, a semi-permanent fence would be put back in place. City Planner Ross Pietrzak stated that he would need a site plan to see specifics to determine what kind of approvals are needed and recommended tabling this item until that information is received. Mr. Forbes agreed to provide the City Planner and City Engineer with a more specific site plan. Motion by Mr. Lain, seconded by Mrs. Longer to continue this matter to the March 15, 2023 meeting. All aye, motion carried. (2-0)

**Resolution 2023-02:** A Resolution to Approve and Authorize the Execution of A Development Agreement between the City of Hobart and Clay Street Devco, LLC: The resolution was read. Director of Development Beth Jacobson stated that this was directly related to an agreement for tax abatement. The last meeting of the City Council approved preliminary approval of the abatement and will have the public hearing tonight at the Council meeting. Motion by Mr. Lain, seconded by Mrs. Longer to approve Resolution 2023-02 as presented, authorizing the Mayor to execute the Development Agreement contingent on a favorable decision of the City Council. All aye, motion carried. (2-0)

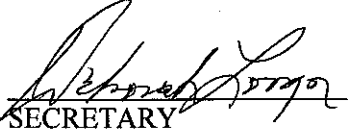
**Consideration of Extension of Existing Yearly Paving Contract:** Milestone Contractors: City Engineer Phil Gralik stated that the City was contacted by Milestone asking if we were interested in extending the paving contract at the current rates for an additional year. Phil stated that he did research comparing pricing with other towns, and companies. He is recommending that we approve the extension for another year with Milestone. Motion by Mrs. Longer, seconded by Mr. Lain to authorize the Mayor to sign the extension of the current paving contract with Milestone Contractors for one year. All aye, motion carried. (2-0)

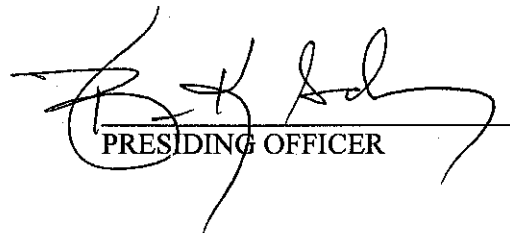
**Consideration of Ash Commons 3<sup>rd</sup> Party Inspection:** paid for via Reimbursement Agreement: City Engineer Phil Gralik stated that he received a proposal to do the 3<sup>rd</sup> party inspection for Ash Commons. He stated that this will be paid from the reimbursement agreement and escrow account. The funds are already on deposit for the full amount of \$15,000.00 and he recommends approval. Motion by Mrs. Longer, seconded by Mr. Lain to authorize the Mayor to sign the contract for Ash Commons 3<sup>rd</sup> Party Inspection with First Group Engineering to be paid for through the reimbursement agreement already on file. All aye, motion carried. (2-0)

**Status of Lot 103: Cressmoor Estates Remediation:** Attorney McCarthy stated that correspondence was sent to Mr. Hall to appear at this meeting, but Mr. Hall was not present. MS4 Coordinator Tim Kingsland also sent an email to Mr. Hall. Tim stated that Mr. Hall was given approval to mitigate Lot 103 per his plan as submitted. The mitigation of the pond would wait at this time. Once the lot was mitigated, a temporary CO could be obtained. City Engineer Phil Gralik stated that he was given approval on February 17, 2023 to begin the mitigation process and that Mr. Hall informed the City that the mitigation could be completed in 3 weeks.. Tim stated that the potential homeowners are supposed to close on March 17<sup>th</sup> but to extend the closing date would be very costly. Phil Gralik stated that 3 weeks from the approval date would be March 10<sup>th</sup> and asked the Board if they would be willing to hold a special meeting for this matter. Motion by Mrs. Longer, seconded by Mr. Lain to hold a special meeting of the Board on March 13, 2023 at 8:30AM in the Council Chambers to get an update on this matter. 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 4:14 p.m.

  
SECRETARY

  
PRESIDING OFFICER