

**MINUTES OF THE REGULAR MEETING  
BOARD OF PUBLIC WORKS AND SAFETY  
CITY OF HOBART, LAKE COUNTY, INDIANA  
April 5, 2023**

**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, Mrs. Longer, and Mr. 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 March 15, 2023 and the minutes of the special meeting of March 29, 2023 as presented. All aye, motion carried. (3-0)

**Correspondence:** There was no correspondence.

**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 that the lighting be added to the base bid with Dyer Construction for the Community Crossings project. Motion by Mrs. Longer, seconded by Mr. Lain, to approve the agenda as amended. All aye, motion carried. (3-0)

**Unfinished Business:**

**Continued: Order to Appear for Update/Review of Property issues: Cagney's and NW corner of Third and Main St. re: 236 Main St.:** This was moved to the end of the agenda.

**Continued: Approval for Temporary Food Trailer: re: 200 Main St.: Tavern on the Lake:** There was no one present for this matter. Mr. Snedecor stated that he spoke to the owner, Tommy Forbes, and he requested that this item be continued to the first meeting in May. Motion by Mr. Lain, seconded by Mrs. Longer to continue this matter to the May 3, 2023 meeting. All aye, motion carried. (3-0)

**Continued: Update/Review/ Unsafe Building: re: 234 N. Ohio St.:** No one was present for this matter. Building Official Karen Hansen stated that progress is being made on the property. Permits have been issued for the roof repair on the eve of the house, the soffit and fascia, replacement of the broke window pane and she received an email from Crossroads Foundation that the structural repairs have been complete. There are still some remaining items that need to be done which include: water service, permits needed for the interior work, junk/garbage removal, and any electrical issues that need to be taken care of. The electrical work will need to be inspected by a licensed electrician. Karen is recommending that this be continued until the June 7, 2023 meeting for the completion of the remaining items. Motion by Mr. Snedecor, seconded by Mr. Lain to continue this matter for full compliance at the June 7, 2023 meeting. All aye, motion carried. (3-0)

**Order to Appear for Update: Unsafe Building: re: 215 East St.: Glenwood Properties LLC:** Attorney Greg Bouwer was present telephonically. He stated that almost everything is accomplished, and the owner will be requesting an inspection next week. Building Official Karen Hansen stated that significant progress has been made on this property. She stated that the electrical and HVAC permits have passed the final inspection and the property owner reported that all the plumbing has been repaired. Karen stated that the remaining item that needs

to be complete per the fire department is the furnaces in the rear fire exit need to be enclosed with drywall. Karen is recommending that this property be in full compliance by the June 7, 2023 meeting. Motion by Mr. Lain, seconded by Mrs. Longer, to continue this matter for full compliance at the June 7, 2023 meeting. All aye, motion carried. (3-0)

**Continued: Update Status: Unsafe Building: re: 332 Main St.:** Matthew Doran and Attorney Michael Jasaitis were present for this matter. Attorney Jasaitis stated that significant progress has been made on this property and the brick work should be complete by next week and the interior demo should be started on April 11, 2023 and their goal for completion is the end of April. Building Official Karen Hansen stated that she agrees that significant progress has been made to this property and is moving along. She stated she received an update from Josh at Stash Construction stating that the U-shaped brick wall has been removed and they are installing a new footing for that area. He stated that they were also contracted to demo the interior finishes on the main level and that will begin this week. The CMU and block wall will be installed starting next week. The existing building permit is for: demo of addition, bracing of crawl, shoring and masonry. Karen stated that they continue to address the structural repairs, repair, replacement, tuckpointing of the exterior brickwork needs done, replacement of the exterior staircases and decks, address the sloping of the east interior staircase, and the rerouting of gutters to drain on the owner's property instead of their neighbors. They also need to address any remaining violations as noted in the HFD report dated 08/05/2022. Karen also noted that additional permits may need to be obtained for any work exceeding the original scope of work. Motion by Mr. Snedecor, seconded by Mr. Lain to continue this matter for review at the May 3, 2023 meeting. All aye, motion carried (3-0)

**Continued: Update: Unsafe Building: re: 1317 S. Lake Park Ave.:** The property owner was present for this matter. He stated that the exterior is complete and will be working on the interior. Building Official Karen Hanson stated that significant progress has been made on this property. The original and secondary structure assessments, site clean-up, replacement of the roof, windows, soffit, fascia, and new framing has been done throughout the house, but there is a lot of work remaining. There are two posts that need to be added, one in the garage and the other in the basement. There is still electrical, plumbing, HVAC, insulation, drywall and finishings along with inspections for the issuance of the C.O. Karen stated that she recommends that the owner continue to work on the property and report back to the Board at the July 5, 2023 meeting. Motion by Mrs. Longer, seconded by Mr. Lain to continue this matter for full compliance at the July 5, 2023 meeting. All aye, motion carried. (3-0)

**Continued: Update/Review: Unsafe Building: re: 4035 Missouri St.:** No one was present for this matter. Building Official Karen Hansen stated that she did a site check on March 27, 2023 and some debris has been removed from the property, but no permits have been obtained for any interior work. There are several items remaining to be done for this property that include: verification that the gas, electric, and water services are legally connected and in working order, removal of the remainder of debris/junk from the yard including the chicken coop, the unsanitary conditions need be eliminated, and the owner will need to hire licensed contractors to make the necessary repairs, obtain permits, and bring the property up to code. Karen is requesting that the owner have the remaining issues complete by the meeting on June 7, 2023 and if these items are not complete at that time, she is requesting that the Board fine the owner each day until the items are complete. Motion by Mr. Snedecor, seconded by Mrs. Longer to impose a \$500.00 fine and order the owner to appear at the April 19, 2023 meeting. All aye, motion carried. (3-0)

**Continued: Update/Review: Retention Pond: Cressmoor Estates:** Randy Hall was present telephonically. He stated that MS4 Coordinator, Tim Kingsland was up to speed on the progress of the pond. Randy stated that rain has been an issue to get the pond complete. He stated that there is testing to do in the back of lot 86 and lot 103 is complete. The west side of the pond has been excavated and needs testing and the east side of the pond needs additional work. MS4 Coordinator Tim Kingsland stated that progress has been made and a mitigation plan has been submitted for the pond which has been approved with conditions. City Engineer Phil Gralik stated that progress is being made and if the Board wishes to give Mr. Hall 2 more weeks to complete this, he does not

object to that , but for them to know that this is holding up the building permits for DR Horton and other residents. Mr. Gralik is requesting that the delays are documented by Mr. Hall as to why any of the work cannot be done. Mr. Kingsland and Mr. Gralik stated that 2 weeks should be enough time to get the work complete. Chris from DR Horton was online telephonically and stated that his concern is that they have been waiting for the April 6, 2023 compliance date, but now they aren't sure when the stop work order will be lifted and if the progress is being made, can it be lifted so they can start digging foundations? Motion by Mrs. Longer, seconded by Mr. Lain to set this over for review at the April 19, 2023 meeting and authorizing the City Engineer to lift the stop work order for Phase 1 when he deems it appropriate. All aye, motion carried. (3-0)

**New Business:**

**Request for Tree Removal: re: 143 S. Ash St.:** No one was present for this matter. Per the City Arborist report, the tree is not dead nor dying and does not meet the criteria for the City to remove the tree. The Arborist spoke with the homeowner during the inspection and advised him that he wouldn't be opposed to the homeowner removing the tree at his own expense. Motion by Mr. Snedecor, seconded by Mr. Lain to approve the homeowner removing the tree at their own expense with the work being done by a licensed contractor. All aye, motion carried. (3-0)

**Request for Tree Removal: re: 128 W. 2<sup>nd</sup> St.:** No one was present for this matter. Per the City Arborist report stated that neither of the trees are dead but the one closest to corner is declining and could reassess at a later date, but the trees do not meet the criteria for the City to remove them. Motion by Mr. Snedecor, seconded by Mr. Lain to **deny** the request for the City to remove the tree, but if the homeowner wishes to remove them at their own expense, they can do so with the work being done by a licensed contractor. All aye, motion carried. (3-0)

**Consideration of Professional Services Agreement: HPC 2023 Contract with Indiana Landmarks:** City Planner Ross Pietrzak recommended approving this contract. Motion by Mr. Lain, seconded by Mrs. Longer to approve the 2023 contract with Indiana Landmarks in the amount of \$2,955.00. All aye, motion carried. (3-0)

**Acceptance of Dedication of Public Right-of-Way: re: Frontage Road on South Side of US 30:** Motion by Mrs. Longer, seconded by Mr. Lain to approve the acceptance of the dedication of the public right-of-way as presented. All aye, motion carried. (3-0)

**Consideration of Long-Term Maintenance and Operation Agreement (LTMA): DG Partners, LLC re: Dollar General: 720 County Line Rd.:** Motion by Mr. Lain, seconded by Mrs. Longer to accept the Long-Term Maintenance and Operation Agreement as presented. All aye, motion carried. (3-0)

**Award of Bid: re: 2023 CDBG Project: Demolitions:** HSD President Bob Fulton stated that they received 6 bids for this project and he recommended that the bid be awarded to C. Lee Construction for being the lowest responsive and responsible bidder. City Attorney McCarthy stated that the bid is in order. Mr. Fulton stated that this demolition was for 5 properties. Motion by Mrs. Longer, seconded by Mr. Lain to award the bid to C.Lee Construction as the most responsive and responsible bid in the amount of \$96,021.00. All aye, motion carried. (3-0)

**Consideration of Summer Market Performance Agreements: May 25<sup>th</sup> – High Street Band \$750.00; June 1<sup>st</sup> – Reggae Express \$750.00; June 8<sup>th</sup> – Mac & the Insiders \$500.00; June 15<sup>th</sup> – Working Class Zero \$500.00; June 22<sup>nd</sup> – Chronic Flannel \$1000.00; June 29<sup>th</sup> – Rusted String Band \$750.00; July 6<sup>th</sup> – Blues Fuse \$750.00; July 13<sup>th</sup> – Dirt Born \$750.00; July 20<sup>th</sup> – Barefoot Charlie \$500.00; July 27<sup>th</sup> – Got Issues Band; August 3<sup>rd</sup> – Love Pumps \$800.00; August 10<sup>th</sup> - The Ginter Allstars \$650.00; July 4<sup>th</sup> – High Street Band \$1000.00:** Motion by Mrs. Longer, seconded by Mr. Lain to approve the contracts for the summer market as presented. All aye, motion carried. (3-0)

**Discussion/Update re: Banquet Hall at 5/3 Bank Building: re: Washington St.:** Walter Paslawski from 134 N. Washington St. was present in person. He stated that the neighbors have concerns and issues with this building. He stated that it was being used while it is not yet open, they are concerned about the parking in front of their homes, security, loud music, alcohol, late night hours, and the number of occupants that are allowed, as well as trash. He stated that there have been 3 dumpsters of stuff already removed from building. He is very concerned about the parking as there are only 11 parking spaces and the neighboring residents don't want to lose their parking in front of their houses on the street. Mr. Paslawski also stated that they have had parties in the building and how that can happen if they aren't open yet. Building Official Karen Hansen stated that the owner has been working with the City for occupancy and is waiting for their State release. City Planner Ross Pietrzak mentioned that they are working on their capacity and parking. If they have a capacity of 50, they will need 25 parking places and this will need to go in front of the Plan Commission with the parking plan. Ron Reed from the Fire Department stated that the capacity is okay for 60 but the owner said she will more than likely keep it at 50. Councilman Dave Vinzant questioned as to the ATM users having access when this opens and if the parking plan is changed. City Attorney McCarthy stated that the pictures that Mr. Paslawski presented will be taken under advisement and any further issues will be presented to Code Enforcement.

**Award of Bid: Alternate 2 for CCMG 3<sup>rd</sup> St. Project:** City Engineer Phil Gralik is requesting that the City award the bid for the lighting work to be done by Dyer Construction. Motion by Mrs. Longer, seconded by Mr. Lain to approve the alternate 2 bid to Dyer Construction. All aye, motion carried. (3-0)

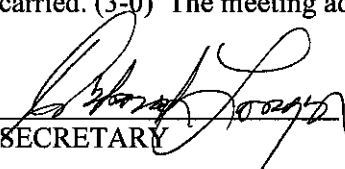
**Continued: Order to Appear for Update/Review of Property issues: Cagney's and NW corner of Third and Main St. re: 236 Main St.:** No one was present for this matter. City Engineer Phil Gralik stated that the hole has been filled with stone and the vault is done. The building at 238 Main St. is still waiting on the electrical box to arrive to start the work. Motion by Mrs. Longer, seconded by Mr. Lain to close out 236 Main St. and turn this over to the City Engineer to finish the sidewalks and keep the matter open for 238 Main St. All aye, motion carried. (3-0)

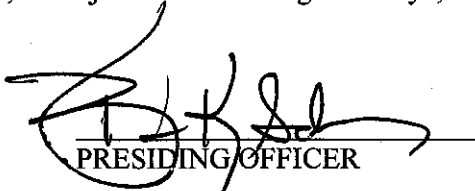
**Announcements:** Jay Harrigan stated that the Chamber is having their breakfast free of charge at the high school on April 18, 2023 at 8:30 am. He also stated that they are hosting an awards banquet on the 27<sup>th</sup> at Gino's. The Chamber is also hosting a "Meet the Candidates" at the high school tomorrow, April 6<sup>th</sup> for the H.S. seniors. 17 of the 24 candidates will be present.

Mr. Snedecor mentioned that the tinting was done on the Council Chambers windows. He also thanked the Public Works, Lift Station, Police and Fire departments for their great work during the storm on Friday.

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 4:50 p.m.

  
SECRETARY

  
PRESIDING OFFICER