

**MINUTES OF THE SPECIAL MEETING of the BOARD OF PUBLIC WORKS AND SAFETY
CITY OF HOBART, LAKE COUNTY, INDIANA
April 26, 2023**

Call to Order/Pledge to the Flag: Mr. Snedecor called the meeting to order at 9:02 a.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.

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

Business of the Day: Consideration of the Cressmoor Bond for remediation work: Randy Hall, Cressmoor Development, was present telephonically as was City Engineer Phil Gralik. City Attorney McCarthy noted there was currently \$74,055 Maintenance Letter of Credit on file with the City for infrastructure. She noted there the City had previously agreed to release the remaining \$120,000 performance bonds (letter of credit) upon receipt of the required 10% or \$12,000 for the two-year maintenance or replacement bond. The City has informed Mr. Hall and his bank of the required replacement bond, however has not yet received the \$12,000 letter of credit and therefore the performance bond is still in place. Mr. Hall agreed as to the \$74,055 maintenance bond but was not aware of the status of the other replacement bond. City Engineer Phil Gralik provided a list of invoiced amounts with Wessler Engineering, ALS Group USA Corp., Environmental, Inc., GE Marshall totaling \$107,355.61 paid by the City as of 4/20/2023. He also noted that there is an additional \$13,586.25 available under the Wessler contract for remediation services regarding ground contamination which would total \$120,941.86 if fully utilized. Discussion followed. Motion by Mrs. Longer, seconded by Mr. Lain, to authorize the City attorney to contact the bank after notice to Mr. Hall regarding the payment of the \$107,335.61 paid by the City to date for testing and remediation services, and begin the proceedings to apply the current maintenance letter of credit and performance letter of credit if the City does not receive payment for the expenses related to the testing and remediation services at Cressmoor Estates. All aye, motion carried. (3-0)

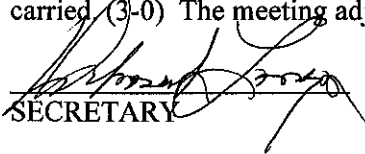
Update/Status: Unsafe Building: re: 235 Main St., Main Street Station, Batalis, Inc., Harold Killian:

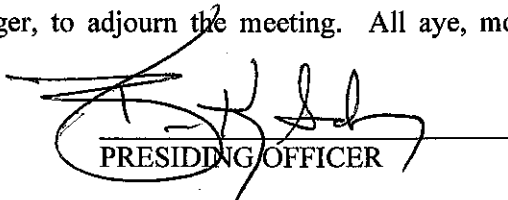
Attorney Robbins and Attorney Raffai were both present in person and presented the Board with a signed contract with Doppler Construction for the exterior work at the site along with an application for the Historic Preservation Commission (HPC) Certificate of Appropriateness. The Contract showed an "approx. completion date of August 18, 2023" and the start date would be after action by the HPC on May 16th. It was noted the contract had an incorrect address for the property and included unclear language as to whether all the referenced work would be completed, and it was also noted that no deposit or consideration for the needed work had been received by the Contractor from the owner. Attorney Raffai noted they understand that a rendering of the work must be turned in to complete the application to the HPC. Building Official Karen Hansen noted that plans would also need to be submitted to the Building Dept. prior to permitting and close oversight is needed to assure this project moves forward. Discussion followed as to the ability of the owner to pay the contract price so as not to delay the work if a deposit and/or a weekly Friday afternoon draw were not available. Mr. Snedecor stated the Board should consider oversight no less than monthly to assure timely compliance. Ms. Hansen stated the current contract includes everything listed in the Board's Order for the work on the outside of the building. Motion by Mr. Lain, seconded by Mrs. Longer, to continue this matter to the May 17th meeting of Board and at that time the owners or their representatives are ordered to appear, present a corrected contract which includes evidence the down payment for the all the listed work had been issued to the Contractor, the HPC Certificate of Appropriateness received, renderings and permit application delivered to the building department, and a planned

start date and benchmarks provided by the contractor is included with the corrected contract. All aye, motion carried. (3-0)

Announcements: 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 9:59 a.m.


SECRETARY


PRESIDING OFFICER