

**MINUTES OF THE REGULAR MEETING  
COMMON COUNCIL OF THE CITY OF HOBART  
LAKE COUNTY, INDIANA  
May 4, 2022**

**Call to Order:** Mayor Snedecor called the meeting to order at 6:00 p.m. followed by the Pledge of Allegiance, and moment of silence. 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 in person: Mr. Kopil, Mr. Huddlestun, Mr. Maggio, Mr. Vinzant, Mr. Wells, Mr. Claussen and Mr. Waldrop. Also present: City Attorney McCarthy and Clerk-Treasurer Longer.

**Reading of the Minutes:** Motion by Mr. Claussen, seconded by Mr. Kopil, to approve the minutes of the Regular Meeting of April 20, 2022 as presented. All aye, motion carried. (7-0)

**Proclamation:** Mayor Snedecor read and recognized by Proclamation, May 6-12 as National Nurse's Week in the City of Hobart.

**Correspondence:** Mayor Snedecor stated the City had received a plaque of "Honor", being one of 8 state finalists for excellence in engineering for the 3<sup>rd</sup> St. Bridge Project, awarded by the ACEC Engineering Association.

A letter from Hobart Redevelopment Commission (RDC) Dated: April 27, 2022 was distributed to the Council in their meeting packets.

Mr. Snedecor stated the Community Prayer Breakfast was scheduled to be held on Thursday, May 5<sup>th</sup> at 7:30am at the Hobart Community Center and invited the public to attend this annual event. Dwayne Walker, Chicagoland Popcorn, is the keynote speaker.

**Department Reports:** City Planner Ross Pietrzak, distributed information regarding the website that is now available at [www.Hobart2040Plan.com](http://www.Hobart2040Plan.com) and stated that the Lakota Group is handling the website which will be updated throughout the project of formulating the Comprehensive Plan. Those interested may register at the site to receive project update emails and upcoming opportunities to stay involved in the process.

Mr. Vinzant thanked the Public Works Department for their excellent response during yesterday's rain and windstorms, keeping the roads clear.

**Committee Reports:** There were no committee reports.

**Approval of Agenda:** Motion by Mr. Vinzant, seconded by Mr. Maggio, to approve the agenda as presented. All aye, motion carried. (7-0)

**Unfinished Business:** There was no unfinished business.

**New Business:**

**Compliance with Statement of Benefits:**

Race Enterprises, LLC, re: 534 E. 3<sup>rd</sup> St., (Brickie Gyros), Vacant Building Deduction

Dwayne Hickman, re: 102 S. Hobart Road, Real Property

SREIT 1851 Northwind LLC, re: 1851 Northwind Parkway, (Sunbelt Rentals) Real Property

SREIT 6451 Northwind LLC, re: 6451 Northwind Parkway, (Calpipe & Albanese), Real Property

Indiana Land Beckriell Investors, LLC, re: 2101 Northwind Parkway (NB Coatings), Real Property

ITR America LLC, re: 6301 Northwind Parkway, Real Property

ITR America LLC, re: 6301 Northwind Parkway, Personal Property  
ITR America LLC, re: 6411 Northwind Parkway, Real Property  
ITR America LLC re: 6411 Northwind Parkway, Personal Property

Motion by Mr. Claussen, seconded by Mr. Kopil, to approve all of the Compliances with Statement of Benefits as presented by each entity. All aye, motion carried. (7-0)

**Ordinance 2022-10: An Ordinance amending Ordinance 2021-25 of the Common Council of the City of Hobart, Lake County, Indiana, amending the hourly compensation range for certain part time employees of the Hobart Parks Department and Events Department:** The Ordinance was read. Parks Director Kelly Goodpaster and Events Director Nikki Lopez were present and Ms. Goodpaster stated she was having a difficult time finding part time help, especially lifeguards, as there is a great deal of local competition for the seasonal help and the pay scale was not competitive. She noted that retainage over the years is also an issue, hoping to bring back former seasonal employees as other entities raised their hourly wages to compete. She stated that her current budget will allow for the increase in part-time seasonal help as proposed in this Ordinance. She noted that the Event and Park Security pay seems to be too low to encourage officers to work the hours needed and if security is required for a rental, the renter pays the security costs. Motion by Mr. Huddlestun, seconded by Mr. Wells, to approve Ordinance 2022-10 on first reading. Roll Call Vote taken. All aye, motion carried. (7-0)

Motion by Mr. Vinzant, seconded by Mr. Huddlestun, to suspend the rules, declare an emergency and proceed with the second reading of the Ordinance this evening. All aye, motion carried. (7-0)

**Ordinance 2022-10: An Ordinance amending Ordinance 2021-25 of the Common Council of the City of Hobart, Lake County, Indiana, amending the hourly compensation range for certain part time employees of the Hobart Parks Department and Events Department:** The second reading of the Ordinance was held. Motion by Mr. Huddlestun, seconded by Mr. Maggio, to adopt Ordinance 2022-10 as presented. Roll Call Vote taken. All aye, motion carried. (7-0)

**Ordinance 2022-11: An Ordinance of the City of Hobart, Indiana providing that the Zoning Ordinance of the City of Hobart, Lake County, Indiana be amended by changing an established R-3 Zone to an M-1 Zone Classification: Becknell Services, LLC, re: SE Corner of 61<sup>st</sup> Ave. & Colorado St., 155 acres +/-:** The Ordinance was read. Mr. Snedecor stated the Plan Commission has forwarded a favorable recommendation by a vote of 6-1 with the following conditions: A 250' no building/no pavement easement south of 61<sup>st</sup> Ave., a 75' no build easement south of the 250' no build/no pavement easement and a use restriction to be the same as the Northwind Crossings South PUD. Mr. Vinzant noted the Plan Commission held 2 public hearings on this petition over two different meetings and had lots of community input and discussion. City Planner Ross Pietrzak stated the Exhibit "A" is blank in the Ordinance and he had provided to the Council two separate lists. List 1: the use exclusions and permitted uses for Northwind Crossing South PUD that describes things generally, and List 2: showing the M-1 permitted uses and conditional uses revised to comply with the Northwind Crossing South PUD exclusions and permitted uses. Mr. Pietrzak stated he would recommend if the Council were to adopt this ordinance that List 2 would be included as Exhibit A and the Council may make further restrictions if they chose to do so prior to a final adoption. He noted that Becknell has been provided with both lists and are aware of the restrictions. Paul Thurston, Becknell Services, was present and stated that the build-out of this development would not happen overnight and he anticipated possibly one building per year depending on the market and interest in leasing for use. Scott Durkoff, marketing director for Becknell was also present to answer any questions and the engineer for the project was available telephonically. He noted he had reached out to the traffic consultants but they were not available for this meeting but he would include them in future meetings. Mr. Thurston stated that Becknell is a known commodity in the City and he understands the concerns expressed by the public but believes that this will be a good project for the City, one that they will be proud of and will be a success for the community.

Motion by Mr. Claussen, seconded by Mr. Vinzant, to approve Ordinance 2022-11 on first reading as certified by the Plan Commission to include all discussion and findings of fact and to include restrictions as provided by List 2 for Exhibit A as provided by the City Planner. Discussion followed. Mr. Wells stated he would prefer to have a general session with the Council to discuss all of the permitted uses and restrictions of this rezone prior to taking any action. Mr. Huddlestun agreed that an Ordinance Committee meeting could be held to discuss the various uses. Mr. Waldrop agreed that specifying the list is important and the public should be made aware of what permitted uses will be included and what will be specifically excluded. Mr. Claussen noted there may be some general discussion in the future with the Plan Commission regarding breaking down the M-1 zoning uses into additional categories for areas that are not zoned as a PUD but certain restrictions to uses may be applied. Mr. Claussen rescinded his motion, Mr. Wells rescinded his second.

VINZANT

Motion by Mr. Wells, seconded by Mr. Huddlestun, to table this item and send it to the Ordinance Committee for discussion on the M-1 uses and restrictions to include with this Ordinance. Mayor Snedecor asked to speak and stated that he is a big supporter of development and Becknell has been an exceptional partner with the City over the years with big projects and union jobs providing for families. As to this project in its early stages, he was a big supporter but in watching the public hearings held by the Plan Commission, he has become troubled. He noted the City has worked to get infrastructure in place including an overpass over the railroad on Colorado; working with the State to encourage an I-65 interchange at either 69<sup>th</sup> or 73<sup>rd</sup>; improvements to Colorado Street; improvements to 61<sup>st</sup> Avenue; and while some of the improvements are moving forward, they are not all in the control or decision making process of just the City, there are many entities involved including INDOT, Federal Highway and other entities for funding and planning purposes. He continued that while listening to the public hearings and considering the commitments the City has made and working with the other elected officials who should be commended for the work they do and the caring they have for the City and its people, his concern is that moving forward on this project at this time and at this location is that the City is not ready for this project from an infrastructure standpoint. While the City continues to work to bring forth infrastructure improvements and an updated Comprehensive Plan, he noted that he did not believe the area residents have received enough information regarding the impact this project will have on their property. He noted he will be absent at the next Council meeting and whatever the Council decides, he has no power to veto their decision and he trusts the Council to make the right decisions for the City as they have done in the past and we will continue to be a thriving community, meeting the challenges as they occur. Mr. Maggio agreed with the Mayor's statement, saying that there is a lot to get done before future development occurs on 61<sup>st</sup> Ave. Mr. Kopil stated that Becknell is and has been a great company to work with but the infrastructure for this type of development is a problem in this location. Mr. Vinzant called for a vote on the motion to table and to move the Ordinance to the Ordinance Committee. Roll Call Vote taken. All aye, motion carried. (7-0) Discussion followed as to scheduling of an Ordinance Committee meeting. Notices will be sent once a date and time is determined.

**Announcements:** Mr. Wells discussed the continuing lack of maintenance of Rt. 6/37<sup>th</sup> Ave. by our neighbors to the north and asked what the next steps are. Mr. Snedecor stated that New Chicago has been pursuing possible additional funding to help repair the road and discussions will continue.

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

**Adjournment:** Motion by Mr. Claussen, seconded by Mr. Maggio, to adjourn the meeting. All aye, motion carried. (7-0) The meeting adjourned at 6:42 p.m.

  
SECRETARY

  
PRESIDING OFFICER