

**MINUTES OF THE REGULAR MEETING
COMMON COUNCIL OF THE CITY OF HOBART
LAKE COUNTY, INDIANA
June 15, 2022**

Call to Order: Mayor Snedecor called the meeting to order at 6:01 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. Huddlestun, Mr. Maggio, Mr. Vinzant, Mr. Wells, Mr. Claussen and Mr. Waldrop. Also present: Clerk-Treasurer Longer. Absent: Mr. Kopil, City Attorney McCarthy.

Reading of the Minutes: Motion by Mr. Claussen, seconded by Mr. Maggio, to approve the minutes of the Regular Meeting of June 1, 2022 as presented. All aye, motion carried. (6-0)

Mr. Kopil and City Attorney McCarthy arrive.

Presentation: Mayor Snedecor presented Dave Leonard with the *Key to the City*. Mr. Leonard is a lifelong resident of Hobart and started Area Sheet Metal, Inc. in 1971 which is still going strong 50 years later. The Council and the Mayor lauded Dave's commitment to the community both in his business and with his involvement in various community groups including Hunkee Hollow supporting the Center for Possibilities and the Chamber of Commerce at the LakeFront Festival.

Correspondence: Mrs. Longer stated there are Informational Meetings scheduled regarding the Hobart Main Lift Station and Force Main Improvements as follows: Tonight, June 15th at 7pm at the Community Center in Festival Park and again on Monday, June 27th at 6pm in the Council Chambers, Hobart City Hall. The public is encouraged to attend.

Committee Reports: There were no committee reports.

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

Unfinished Business:

Ordinance 2022-11: An Ordinance 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 61st Ave. & Colorado St., 155 acres +/-: The second reading of the Ordinance was held. Paul Thurston, Becknell Services, was present. Motion by Mr. Claussen, seconded by Mr. Vinzant, to adopt Ordinance 2022-11 as presented. Discussion followed: Mr. Kopil stated there is too much infrastructure that needs to be addressed and the area is not ready for development that will bring truck traffic to Colorado St. He also noted that this location is not conducive for light industrial use. Mr. Wells stated he has studied the history of the development plans for the area since 2006 and this area has consistently been targeted for light industry resulting in extensive work on the upgraded transportation plans including the roundabout and the TRAX overpass. He stated the numbers for the development and the necessary infrastructure improvements work together to cover what is needed for the growth in the area, noting that if only 2 of the buildings are constructed, it brings in over \$11Million not including personal property taxes for equipment in the buildings. He stated this was and is planning for the future growth of the City. Mr. Huddlestun stated the City could have been wrong about the plan in 2008 and the residents feelings should be considered as we live among the people and we need to listen to them. He added if we only look at the dollars and cents, a lot of the overall impact gets lost and it should be considered. Mr. Waldrop stated the Plan Commission worked hard on the plan

over the years and considered how best to generate growth. He stated the Circuit Breaker tax caps put in place by the State puts constraints on budgets if growth only occurs with residential property and the Assessed Valuations need to include both retail and light industrial growth as well as residential growth. He also stated that Colorado Street is a busy road but it is also the reason for the TRAX bridge to prepare for future growth in the area. Mr. Maggio stated the City turned down the ICE Immigration Detention Center in the past because the residents didn't want it and he feels it important to listen to the people first and foremost on this issue. Mr. Claussen called for the vote on the motion. Roll Call Vote taken. Aye: Vinzant, Wells, Claussen, Waldrop / Nay: Kopil, Huddlestun, Maggio. Motion to Adopt Ordinance 2022-11 carried: 4 Aye / 3 Nay.

New Business:

Ordinance 2022-15: An Ordinance Vacating an Unimproved Platted Right-of-Way within the City of Hobart, Lake County, Indiana: 1039.59' x 60' unimproved platted ROW, zoned R-1, located N of 61st Ave, E of Emerald Dr., W of Arizona St., 1.432 acres, Attorney Todd Leath, Hoepfner Wagner & Evans, LLP and John Hannon, Great Lakes Engineering: Mrs. Longer noted she had received an email from the Petitioner requesting that this item be tabled. Motion by Mr. Vinzant, seconded by Mr. Maggio to Table Ordinance 2022-15 at the request of the Petitioner. All aye, motion carried. (7-0)

Resolution 2022-08: A Resolution to Petition to Appeal for an Increase Above the Maximum Levy: The Resolution was read. Mrs. Longer provided the estimated rate impact for each of the 4 taxing districts within the City should a \$750,000 appeal be approved. She noted the Dept. of Local Government Finance will review the application and issue their order late in the year before the 2023 budget is certified. Motion by Mr. Claussen, seconded by Mr. Vinzant, to approve Resolution 2022-08 as presented. All aye, motion carried. (7-0)

Announcements: Mr. Vinzant stated the Hobart Community Fund's Dam Duck Race will continue this year with the K-9 Association helping to sell tickets and market the event.

Mr. Snedecor noted that HPD K-9's Scout (Handler Simon Gresser) and Spike (Handler Ryan Snedecor) have been retired from service. Scout was active 10 years and Spike for 9 years.

City Planner Ross Pietrzak stated the Lakota Group will have an area at the Summer Market on June 23 regarding the work on the Comprehensive Plan.

Mr. Huddlestun stated the Country Jam held June 3 & 4 went very well.

Mr. Snedecor noted the Bruce Rauner Veteran's Housing Center Ribbon Cutting was held on June 14th. He noted there are 75 units and all have been filled and this was the fastest filling facility of this type to date.

A resident of Colorado Street who did not give her name or address stated her concerns that increased traffic on Colorado will contribute to the possibility that a resident could get hit or killed when going for their mail and she believed the proposed light industrial use rezone was a bad idea. She noted she has called HPD numerous times due to speeding vehicles.

Barb Sullivan, a Mississippi St. resident, stated concerns regarding the 39th & Missouri St. 4-way stop signs, noting that people continue to run through the intersection without stopping. She also stated the MRC parking lot should be better marked to show the traffic flow as she was almost hit with a car coming up from the lower lot. Discussion followed as to the 4-way stop sign issue and possibly painting a crosswalk on the street or installing flashing stop sign lights to alert traffic.

Bill Eich, 1777 Gurney St., stated the Council has shown itself as shortsighted regarding the rezone action as there is better property for light industrial development to the south along Mississippi St. and off of US30. He mentioned that he had hoped the Council would have had better vision as to what could have been developed at 61st & Colorado.

An unidentified Colorado St. resident stated this property is in the annexed area and as a resident of the annexed area, the City had not yet delivered on the promised services after the annexation. She noted traffic continues at excessive speeds down Colorado St.

Joseph Conn, 910 Lake St., stated that some of the Council members had the courage to admit that prior actions and votes to support development in the 61st & Colorado St. area were wrong. He noted the estimates to maintain 61st Ave., are far higher than anticipated and the road must be rebuilt. He stated he believed the rezone approved this evening has done some serious damage in this community and economics should not be the only thing that influences what the City does as it looks toward the future.

Lori Caldwell, 811 E. 6th St., stated her son just recently completed his college education and he will be working to vote the current Council members out of office during the next election if they supported the rezone of 61st & Colorado St.

Molly Arroyo, 1681 Ruby Ct, stated she purchased a home in Hobart to allow her family to attend Hobart Schools and developing residential growth brings more people to the downtown area. As a realtor, she noted that lots won't sell and development won't happen on adjoining properties on the N. of 61st Avenue due to the rezone the Council approved this evening.

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. Huddlestun, to adjourn the meeting. All aye, motion carried. (7-0) The meeting adjourned at 6:56 p.m.


SECRETARY


PRESIDING OFFICER