

**MINUTES OF THE REGULAR MEETING  
COMMON COUNCIL OF THE CITY OF HOBART  
LAKE COUNTY, INDIANA  
July 20, 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: Clerk-Treasurer Longer and City Attorney McCarthy.

**Reading of the Minutes:** Motion by Mr. Wells, seconded by Mr. Claussen, to approve the minutes of the Regular Meeting of July 6, 2022 and the Memorandum of Executive Session of July 13, 2022 as presented. All aye, motion carried. (7-0)

**Correspondence:** City Planner Ross Pietrzak asked the public to participate in the Comprehensive Plan process by taking the online survey at: [www.Hobart2040Plan.com](http://www.Hobart2040Plan.com). He stated that information will also be available at the Summer Market and robocalls and information in the sanitary newsletter has gone out.

Mr. Snedecor noted that on Thursday, the World Series Opening Ceremony for NSA Girls Fastpitch Softball will be held in Festival Park beginning at 5:00PM and invited the public to join the festivities.

**Committee Reports:** Mr. Huddlestun announced that an Ordinance Committee Meeting will be held directly after the regular Council Meeting on August 3<sup>rd</sup>.

**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:**

**Ordinance 2022-15 (2<sup>nd</sup> Reading):** 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 61<sup>st</sup> 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. The second reading of the Ordinance was held. The Plan Commission had forwarded a Favorable Recommendation contingent on the exclusion of the north 60' of the right of way and requiring a dedication to the City of a temporary access easement. The Redevelopment Commission and Board of Works have accepted and approved the Temporary Access Easement. Motion by Mr. Vinzant, seconded by Mr. Kopil, to adopt Ordinance 2022-15 with the conditions as stated. Roll Call Vote taken. All aye, motion carried. (7-0)

**Public Hearing: Ordinance 2022-17:** An Ordinance Vacating an Unimproved Platted ROW within the City of Hobart, Lake County, Indiana: 262' x 50' unimproved section of platted Illinois Street right-of-way, north of Illinois & Hickey St. intersection, Matthew Pomaes. The Ordinance was read. The Plan Commission had forwarded a Favorable Recommendation with no conditions. Mayor Snedecor opened the Public Hearing and called three times for comments either in person or telephonically. With no comments being offered, the Public Hearing was closed. Matthew and Rebecca Pomaes were present and told the Council of their intention to construct a single-family home on the lot with no plans for any commercial activity. Motion by Mr. Vinzant, seconded by Mr. Maggio, to approve Ordinance 2022-17 on first reading as presented. Mr. Huddlestun questioned access to the lots to the north of this property and Mr. Pomaes stated the access via unimproved Illinois St. remains off of High Street to the north. Mr.

Vinzant stated there were only positive comments offered at the public hearing at the Plan Commission. There being no further discussion Mr. Snedecor called for a Roll Call Vote. All aye, motion carried. (7-0)

**New Business:**

**Ordinance 2022-19:** An Ordinance providing that the Zoning Ordinance of the City of Hobart, Lake County, Indiana be Amended by Changing an Established PUD & R-3 Zone to an M-1 Zone Classification: Approx. 1000' East of North Wind Parkway, Lineage Logistics re: Hanson Cold Storage: The Ordinance was read. Robert Sangdahl representing Lineage Logistics was present in person along with Ethan Frisch (telephonically) representing Becknell properties, stating the rezone will allow construction of a 171,000 sq. ft. addition to Hanson Cold Storage to be completed by early 2024. He noted the BZA had approved a developmental standard variance as to the proposed 140' height contingent on rezone approval. Fire Chief Smith stated the FD is fully satisfied with the proposal. The Plan Commission forwarded a favorable recommendation with no conditions. Motion by Mr. Claussen, seconded by Mr. Huddlestun, to approve Ordinance 2022-19 on first reading. Roll Call Vote taken. All aye, motion carried. (7-0)

**Ordinance 2022-20:** An Ordinance providing that the Zoning Ordinance of the City of Hobart, Lake County, Indiana, be Amended by Amending the Preliminary Plan for Certain Parcels of Real Estate in an Established PUD Zoning Classification: re: 1500 S. Lake Park Ave., zoned PUD, 36.93 acres: St. Mary Medical Center: The Ordinance was read. Mr. Vinzant stated this amendment includes some changes that have already occurred at the site and some that are underway. The Plan Commission forwarded a favorable recommendation with no conditions. Motion by Mr. Vinzant, seconded by Mr. Waldrop, to approve Ordinance 2022-20 on first reading. Roll Call Vote taken. All aye, motion carried. (7-0)

**Ordinance 2022-21:** An Ordinance Approving and Establishing a new schedule of Rates and Charges to be collected by the City of Hobart, Indiana Sanitary District from the owners of property served by the sewage works of said Sanitary District and all matters related thereto. The Ordinance was read. City Engineer Phil Gralik stated that the project was not included on the SRF Loan fundable projects but the rate structure shown in this Ordinance covers the costs of a bond so the decision will need to be made as to whether the HSD waits for another round of SRF funding or moves forward with a bond issue for the project. He explained the Guaranteed Savings Contract process and noted that waiting would incur additional construction costs and increased interest. Mr. Vinzant stated that looking at the Lift Station monthly reports, 1 pump appears to be down completely and the problems are looming and the City shouldn't wait to get this project done. Mr. Wells stated the project should have been done 10 years ago but agreed with Mr. Vinzant that there have been a number of essential projects done by the HSD over the years. Mr. Kopil noted that with the number of repairs being done and the problems with obsolete parts, this project needs to move forward. Motion by Mr. Vinzant, seconded by Mr. Kopil, to approve Ordinance 2022-21 on first reading. Roll Call Vote taken. All aye, motion carried. (7-0)

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

**Adjournment:** Motion by Mr. Claussen, seconded by Mr. Huddlestun, to adjourn the meeting. All aye, motion carried. (7-0) The meeting adjourned at 6:37 p.m.

  
SECRETARY

  
PRESIDING OFFICER