

**MINUTES OF THE REGULAR MEETING
BOARD OF PUBLIC WORKS AND SAFETY
CITY OF HOBART, LAKE COUNTY, INDIANA
August 3, 2022**

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 July 20, 2022 as presented. All aye, motion carried. (3-0)

Correspondence: Police Chief Ciszewski announced that K-9 Diesel was ready for retirement. Diesel has been with the HPD since 2019 and was the first Labrador Retriever in the K9 program. Diesel's handler Cpl. Brian Taylor has retired from the Hobart Police Department as of a few days ago. Diesel spent most of his time in the Intelligence Unit. Diesel holds the largest Hobart Police Department US currency seizure of \$988,000.00 and cocaine seizure of 47 kilos. Commander Simon Gresser mentioned that Diesel has served the program well and thanked Cpl. Taylor and his family for all his time and effort that was put into training. Cpl. Taylor thanked everyone for the opportunity to be part of the K9 program. Motion by Mrs. Longer, seconded by Mr. Lain to approve the retirement of K-9 officer Diesel. All aye, motion carried. (3-0)

Mr. Lain asked for an update on the 3rd Street project. City Engineer Phil Gralik stated that Rieth-Riley is digging out the old road right now and once that is done Gatlin Plumbing will come over and finish the storm sewers. They are hoping to have the road fully open by the middle of the month and finalized by the end of the month.

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: Mayor Snedecor requested that the consideration of an interlocal agreement with Lake County for the southside sewer be added to the agenda. Motion by Mrs. Longer, seconded by Mr. Lain to approve the agenda as amended. All aye, motion carried. (3-0)

Unfinished Business:

Tabled: Signing of Mylars, Plat of Vacation of Right-of-Way: 262' x 50' unimproved section of Illinois Street, zoned R-2: Matthew Pomaes: This item will remain on the table.

Public Hearing: Order to Appear: Unsafe Building: re: 215 East St.: Joe Gore/Attorney Greg Bouwer: Mr. Gore was present in person with his Attorney Greg Bouwer. The Public Hearing was opened. Lorraine Gillian-Wentz who resides at 4020 W. 61st. Ave and formerly a tenant at 215 E. St. advised she was speaking on behalf of the tenants who are represented by an attorney from the Ashford Group. She was requesting information as to when the tenants can get into the building to get their personal belongings out of the building. She stated that they wanted to know what the violations were in the building and if those violations could cause potential health hazards. Lorraine stated that a lot of the tenants are still without a home. Mr. Snedecor asked if anyone else wished to speak and there was no comment. The public hearing was closed. Attorney Bouwer stated that mold and air quality test results were obtained for the entire building and the results showed that there was no amplification of mold and no issues with the apartment units. Attorney Bouwer stated that the mold and air

quality testing was done by James Loring from Geo-Consulting Services. The tenants can reach him to get the information to obtain access to their apartments to remove materials. Attorney Bouwer stated that his client has obtained 2 proposals with 2 contracts. Mold Pros is to remove the damaged materials and ensure there is no amplification throughout the building. The work can be completed in 3 days once the permit is issued. Lynn Electric has also been hired to find the smoke detectors, electric outlets, and any other electrical work that needs done. The electrical work can be done in approximately 2 weeks once the permit is obtained. Once this work is done, the building would be in an acceptable manner for tenants to get their items out along with more contractors to come in and do other work that needs done. James Loring suggested that Mold Pros be hired so they can provide clean surface and air quality tests. Attorney Bouwer stated that all areas of the building have been tested except for apartment #3 as the tenant would not allow access to her unit and changed the locks.

Karen Hansen, Building Official stated that her records show a few different things than Attorney Bouwer stated. Karen stated that her and Mr. Gore addressed that mold and asbestos testing will be done in the entire building. The report that was given from Mold Pros was only for the basement. Karen stated that there was visible mold in the rear stairwell and the report doesn't show that the stairwells were tested. Demolition of the entire basement down to the studs was required along with removal of all debris. The contract that she has from Lynn Electric was for \$32,700.00 which differs from the amount of \$27,000.00 that Attorney Bouwer provided. The boarded windows must be uncovered and replaced if necessary. The HVAC scope of work and contract must be submitted and approved. Any leaks whether they be water or sewage leaks must be repaired along with any other Fire Code Violations. Attorney Bouwer is eager to get the permits and get Mold Pros and Lynn Electric started on the work. He has confirmed that all areas of the building will be tested. Attorney Bouwer stated that everyone is aware of the asbestos that could be present, and a State licensed asbestos inspector will need to be hired and remdiated if necessary. Motion by Mr. Snedecor, seconded by Mrs. Longer to approve Mold Pros to move forward with the work as well as to provide a scope of work for the HVAC and set this matter over update and review at the September 7, 2022 meeting of the Board at 3:30 pm. All aye, motion carried. (3-0)

New Business:

Amendment to Contract: Commonwealth Engineers: re: 37th Ave. Water Main Extension: Phil Gralik: City Engineer, Phil Gralik stated that this is an hourly/not to exceed \$91,500.00 and this is adding construction inspection services to the design contract for the water main. Motion by Mr. Lain, seconded by Mrs. Longer to approve the amendment to the contract with Commonwealth Engineers for the 37th Ave. Water Main Extension as presented. All aye, motion carried. (3-0)

Consideration of Interlocal Agreement with Lake County: re: Southside Sanitary Lift Station Project: Mr. Snedecor has been working with the commissioners on this project. This is subject to go to them to take follow-up action. Based on what the commissioners agree to, it can be a 4-year agreement at \$750,000.00 a year or a 5-year agreement at \$600,000.00 per year. Mrs. Longer stated that this item is on the agenda for the Council this evening and the Sanitary Board meeting next week. Motion by Mrs. Longer, seconded by Mr. Lain to approve the Interlocal Agreement with Lake County as presented. 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 4:20 p.m.


SECRETARY


PRESIDING OFFICER