

**MINUTES OF THE REGULAR MEETING
BOARD OF PUBLIC WORKS AND SAFETY
CITY OF HOBART, LAKE COUNTY, INDIANA
September 21, 2022**

Call to Order/Pledge to the Flag: Mr. Snedecor called the meeting to order at 3:31 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 September 7, 2022 All aye, motion carried. (3-0)

Correspondence: Attorney McCarthy stated that she received an email regarding 215 E. St. which will be discussed at that item on the agenda.

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

Unfinished Business:

Consideration of 3rd St. Bridge Change Order 14 & Pay Estimate 21&22: ICC Group Inc.; BF&S, Brandon Towle: Brandon Towle from BF&S was present in person. He stated that these items are to close out the 3rd St. Bridge Project. Change Order 14 is to closeout the project with an amount of \$263,419.61 which is a decrease from the original contract amount. Motion by Mrs. Longer, seconded by Mr. Lain to accept Change Order 14 for the decreased amount of \$263,419.61. All aye, motion carried. (3-0) Brandon stated that Pay Estimate 21 is for the anti-graffiti coating for an amount of \$11,806.00. Motion by Mrs. Longer, seconded by Mr. Lain to accept Pay Estimate 21 in the amount of \$11,806.00. All aye, motion carried. (3-0) Brandon stated that Pay Estimate 22 is to release the retainage of \$25,000.00. Motion by Mr. Snedecor, seconded by Mrs. Longer to approve the release of retainage in the amount of \$25,000.00. All aye, motion carried. (3-0)

Update on Compliance of Property Violations: Safe Haven, 7931 Iowa St.: Mark Mulroon was present telephonically. Mark stated that they met with the bond company, Keystone and their attorneys on site. The subcontractor McAlister has not been paid yet. The attorneys are sending out notice today to terminate the contract. Payment to the subcontractors will be paid from the bond company. The retention pond corrective action plan was received and is okay from the City standpoint. MS4 Coordinator Tim Kingsland stated that he is awaiting a response from staff on the as-built of the pond. Tim went out the other day and no work has been done. The stormwater part of it is okay. Tim stated that the pond needs to be done. It was requested that Mark keep Tim and the City Attorney up to date on communication regarding this matter. Motion by Mrs. Longer, seconded by Mr. Lain to continue this for status update at the October 5, 2022 meeting. All aye, motion carried. (3-0)

Update/Status/Order to Appear: Unsafe Building: re: 215 East St.: Joe Gore: Attorney McCarthy stated that she had received an email from Attorney Bouwer requesting that this matter be continued for 30 days as Mr. Gore is still working on moving forward to resolve the issues. Building Official Karen Hansen stated that she has been in contact with Mold Pros and they have finished the original scope of work but there has been no new

surface testing done. Mold Pros stating that they are working on getting a new quote to Mr. Gore to do the additional testing. They are still waiting on the asbestos report to come back as well. It was stated by the tenant of apartment 3 that they have not reached out to her attorney to obtain the keys to do the air quality check. Motion by Mrs. Longer, seconded by Mr. Lain to continue this matter for update and review to the October 19, 2022 meeting. All aye, motion carried. (3-0)

Update/Status of Unsafe Building: re: 235 Main St.: Karen Hansen: Building Official Karen Hansen stated that she met with the structural engineer, and she should have the full report by October 10, 2022. Attorney Rafai was present for this matter and stated that the stairs have been removed and the structural engineer should have the report done by October 10, 2022. Motion by Mr. Lain, seconded by Mrs. Longer to continue this matter for an update at the October 19, 2022 meeting. All aye, motion carried. (3-0)

Continued: Consideration for Bond Reduction: Cressmoor Estates, Phase 1: Randy Hall: Motion by Mrs. Longer, seconded by Mr. Lain to table this item until the October 19, 2022 meeting. All aye, motion carried. (3-0)

Continued: Update/Review of Property issues: Cagney's and NW corner of Third and Main St. re: 236 Main St., Nick Karounos: John Pappas was present telephonically for this matter. He stated that everything is scheduled but they are still waiting on electrical components to come in. John mentioned that the front sidewalk and the rear wall is going to happen at the same time. City Engineer Phil Gralik stating that he would like to see the sidewalk being worked on while waiting for the electrical components to arrive. He would like to see a permit get pulled and the work to be done on the sidewalk before the cold months approach. Motion by Mrs. Longer, seconded by Mr. Lain to continue this matter for an update at the October 5, 2022 meeting. All aye, motion carried. (3-0)

Continued: Consideration of Amendment to Agreement: Humane Society of Hobart: Jennifer Webber: Motion by Mrs. Longer, seconded by Mr. Lain to remove this item from the agenda and if it needs to be revisited, it can be put back on. All aye, motion carried. (3-0)

Update: Consideration of Veteran's Banners on 61st Ave: Mark Kopil: Councilman Mark Kopil was present for this matter. Mr. Snedecor mentioned that he would like to see this for both the living and deceased veterans. He also mentioned that 61st Ave. was more of the medical campus area of the City. City Engineer Phil Gralik stated that the City has applied for a Community Crossings Grant to redo the other portion of 3rd St. which would include possibly putting lights in the median or a walking path and it was suggested that this might possibly be a good location to place the banners. Mr. Kopil will get the opinions of the VFW and American Legion and bring that information back before the Board. Motion by Mrs. Longer, seconded by Mr. Lain to continue this to the October 19, 2022 meeting. All aye, motion carried. (3-0)

New Business:

Request for Speed Limit Signs: re: Arbor Lane Subdivision: Josh Huddlestun: Police Chief Garrett Ciszewski stated he spoke to Mr. Huddlestun it was being requested that the speed limit be changed in the Arbor Lane Subdivision to 20 mph. Chief Ciszewski stated that he would like this item tabled so a traffic study can be done as well as looking into the legalities of changing the speed limit. Motion by Mr. Lain, seconded by Mrs. Longer to table this item to the October 19, 2022 meeting. All aye, motion carried. (3-0)

Request for Driveway Waiver: re: 3744 Maple St.: Brenda Cimbaljevich: City Planner Ross Pietrzak stated that they are wanting to put up a carport. The alleyway is gravel, and a gravel driveway would be okay. Motion by Mr. Snedecor, seconded by Mrs. Longer to approve the gravel driveway that is accessible to the alleyway which is an existing gravel alleyway. All aye, motion carried. (3-0)

Request to use Gravel instead of Asphalt: re: 401 S. Shelby St.: Kevin Skipper: City Planner Ross Pietrzak stated that the site plan didn't show the proposed parking lot use. He stated that this will need to go in front of the Plan Commission as this is a commercial property. Ross recommends the Board wait until the Plan Commission provides them with a recommendation. Ross said that they can crush the concrete on site to prep the area for completion. Motion by Mr. Lain, seconded by Mrs. Longer to set this matter over to the October 19, 2022 meeting and in the meantime he can start to crush the concrete. All aye, motion carried. (3-0)

Request to Remove Trees: re: 438 Main St.: Caribbean on Lake George: Ross Pietrzak: City Planner Ross Pietrzak stated that Parks Director Kelly Goodpaster provided a report from the City Arborist. Per the Arborist, one tree is dying and the other 2 would eventually die due to the concrete work that would be done for the patio area. It is recommended that the 3 most western trees be removed. Director of Public Works Kelly Smith stated that the trees can be removed in house. Motion by Mr. Snedecor, seconded by Mr. Lain to approve the removal of the trees in house per the recommendation of the City Arborist. All aye, motion carried. (3-0)

Award of Contract with Bowen Engineering: re: Southwest Regional Sanitary Systems Improvements: Phil Gralik: City Engineer Phil Gralik stated that was a Build/Operate/Transfer contract and they were able to interview the service providers. They received 6 proposals and interviewed 2 providers. Bowen Engineering and Kokosing Industrial were interviewed. Phil is recommending that the Board award the work to Bowen Engineering and authorize them to begin contract negotiations. Motion by Mrs. Longer, seconded by Mr. Lain to authorize starting negotiations with Bowen Engineering. All aye, motion carried. (3-0)

Award of Bid: re: Festival Park Bathrooms: Kelly Goodpaster: Mrs. Longer stated that Kelly Goodpaster is working with the bidders on cost saving measures. Motion by Mrs. Longer, seconded by Mr. Lain to continue this to the October 5, 2022 meeting. All aye, motion carried. (3-0)

Award of Bid: re: 82nd Ave. Construction: Phil Gralik: City Engineer Phil Gralik stated that he got a call from Ron Francis from BF&S stating that they have not heard from back from Speedway and is asking to table this item. They are waiting for a piece of property for right-of-way. Phil stated that we have received one bid on this from GE Marshall which was below the engineers cost estimate. Phil recommends approval but wants to wait until they acquire the right-of-way. A special meeting can be held if necessary once the parcel is acquired. GE Marshall was present and stated that time is of the essence with ordering materials. Motion by Mrs. Longer, seconded by Mr. Lain to continue this to the October 5, 2022 meeting unless a special meeting is held before that meeting date. All aye, motion carried. (3-0)

Approval of Vacate & Subdivision and Signing of Mylars: Mike Macki, Cornerstone Partners V, LLC:

- Vacate of 598.91' x 30' of unimproved platted Connecticut Street right-of-way, zoned R-2, 0.412 acres
- 22-lot subdivision Ash Commons Subdivision, W of Ash St., N&W of 12th & 13th St., zoned R-2, 4 acres.

Motion by Mrs. Longer, seconded by Mr. Lain to table this matter to allow the Council to take action on the Ordinance to Vacate. 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 4:45 p.m.

Alyson McManis
SECRETARY

Richard Longer
PRESIDING OFFICER