

**MINUTES OF THE REGULAR MEETING  
COMMON COUNCIL OF THE CITY OF HOBART  
LAKE COUNTY, INDIANA  
March 1, 2023**

**Call to Order:** President ProTem Claussen called the meeting to order at 6:00 p.m. with 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. Brooks, Mr. Vinzant, Mr. Wells, Mr. Claussen and Mr. Waldrop. Absent: Mayor Snedecor. Also present: Clerk-Treasurer Longer and City Attorney McCarthy.

**Reading of the Minutes:** Motion by Mr. Kopil, seconded by Mr. Waldrop, to approve the minutes of the Regular Meeting of February 15, 2023 as presented. All aye, motion carried. (7-0)

**Correspondence:** The Council was presented the 2022 Economic Development Commission Annual Report and the 2022 Redevelopment Commission and Redevelopment Authority Annual Report.

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

**Department Reports:** City Engineer Phil Gralik provided an update on a variety of projects: Wisconsin Street Bridge will be let in late summer 2023 by Lake County. The road will be closed at that time as soil compression will need to take place for no less than 6 months and the new bridge will be installed in 2024; the TRAX overpass on Colorado Street is scheduled for INDOT letting in May or June this year and the road will be closed during the construction; INDOT has also scheduled replacement of the Bridge on SR 51 (Grand Blvd.) over Deep River and will be closing that road during construction this summer; the remaining 3<sup>rd</sup> St. Reconstruction from Lake Park Ave. to the 3<sup>rd</sup> St. Bridge is out for bids at this time with construction planned for this summer using Community Crossings grant funds for at least a portion of the project; the Sanitary District Force Main project has begun with fusing of the pipe and boring will begin soon; Stinky Creek Storm Sewer project is still scheduled for 2024 with construction funds being applied for. Mr. Gralik noted that the city's website will have updates on all these projects.

**Approval of Agenda:** Mr. Claussen noted the State of the City Report will be presented at the April 5<sup>th</sup> Council Meeting. Motion by Mr. Vinzant, seconded by Mr. Brooks, to approve the agenda as amended. All aye, motion carried. (7-0)

**Unfinished Business:**

**PUBLIC HEARING: Resolution 2023-03: A Resolution Confirming Resolution 2023-02 Designating a Certain Area within the City as an Economic Revitalization Area for purposes of Real Property Tax Abatement: re: 8300 Clay St., Clay Street DevCo., LLC.** All notification documents and the affidavit were received from the petitioner. The Resolution was read. The public hearing was opened and closed without comment. Attorney Mark Anderson was present and stated the Development Agreement to be considered under Resolution 2023-04 will be part of this tax abatement request. Motion by Mr. Huddlestun, seconded by Mr. Brooks, to approve Resolution 2023-03 as presented. All aye, motion carried. (7-0)

**Resolution 2023-04: A Resolution to Approve and Authorize the Execution of a Development Agreement between the City of Hobart and Clay Street Devco, LLC: re: 8300 Clay St.:** The Resolution was read. Ms. Longer stated the Board of Public Works had earlier today approved the execution of this agreement contingent on approval by the Council. Motion by Mr. Vinzant, seconded by Mr. Brooks, to

approve and authorize the Mayor to Execute the Development Agreement as presented. All aye, motion carried. (7-0)

**PUBLIC HEARING: Ordinance 2023-04: An Ordinance Vacating an Unimproved Platted alley within the City of Hobart, Lake County, Indiana: 625' x 10' platted alley, S of 13<sup>th</sup> St., N of 14<sup>th</sup> St., E of Fleming St., zoned R-2, 0.144 acres: South Side Addition, Grant & Susan Liechty :** Notification documents were received from the petitioner. The Public Hearing was opened and closed without comment. Mr. Claussen noted this petition will now go to the Plan Commission for consideration and a recommendation.

**Request for an Extension of Use Variance: for the laydown yard and temporary construction trailers, Sec. 154.042, located SE of the 61<sup>st</sup> Ave. & Wisconsin St. roundabout, zoned R-1, 2.72 acres: Josh Elmer/NPL Construction Co. (Current Use Variance expires 3/3/2023):** City Planner Ross Pietrzak stated the petitioners are beginning to disassemble the yard but it will take another 3 months to complete. Motion by Mr. Kopil, seconded by Mr. Waldrop, to approve the extension of the Use Variance for 3 months. All aye, motion carried. (7-0)

#### New Business:

**Resolution 2023-05: A Resolution Authorizing a Temporary Loan from the State Road 130 & Downtown Economic Development Area Allocation Fund to the U.S. 30 & 69<sup>th</sup> Avenue Economic Development Area Allocation Fund:** The Resolution was read. Director of Development Beth Jacobson stated the RDC is funding the local match for the project in the US30 TIF District but Lake County has had trouble with their software and the tax distributions are not sufficient to cover the match. She noted they are working on the issue but this temporary interfund loan between TIF Districts will move the project forward. Motion by Mr. Vinzant, seconded by Mr. Wells, to approve Resolution 2023-05 as presented. All aye, motion carried. (7-0)

**Announcements:** Judge Longer noted the Council will be presented a salary amendment ordinance in the future that will only clarify the Police Bailiff position to include Police Reserve Bailiff and there is no requested change in the pay scales.

Hobart Chamber of Commerce Executive Director Jay Harrigan stated the Chamber is holding their Business Expo on Thursday, March 2<sup>nd</sup> at the Avalon Manor from 3-7PM and the public is invited.

Mr. Kopil questioned the status of the hiring of a Code Enforcement Officer and Mr. Claussen stated filling the position is pending at this time.

Mr. Claussen asked if anyone would like to address the Council and there was no additional response.

**Adjournment:** Motion by Mr. Vinzant, seconded by Mr. Brooks, to adjourn the meeting. All aye, motion carried. (7-0) The meeting adjourned at 6:28 p.m.

  
SECRETARY

  
PRESIDING OFFICER