

**MINUTES OF THE REGULAR MEETING  
COMMON COUNCIL OF THE CITY OF HOBART  
LAKE COUNTY, INDIANA  
January 18, 2023**

**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. Huddleston, Mr. Vinzant, Mr. Wells and Mr. Waldrop. Absent: Mr. Claussen. Also present: Clerk-Treasurer Longer and City Attorney McCarthy. The 3<sup>rd</sup> District Council seat has not yet been filled.

**Reading of the Minutes:** Motion by Mr. Kopil, seconded by Mr. Wells, to approve the minutes of the Regular Meeting of January 4, 2023 as presented. All aye, motion carried. (5-0)

**Correspondence:** Mr. Snedecor noted the retirement of Lance Popp, Maintenance Dept., after 37 years of service and Police Officer Joe Clemmons and thanked both for their years of service.

Mr. Vinzant stated the Democratic Caucus is set for January 24<sup>th</sup> to select a 3<sup>rd</sup> District Councilman to replace Mr. Maggio.

Mr. Snedecor stated that Tavern on the Lake is now open, as is Sips and the new Dunkin Donuts on SR51.

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

**Department Reports:** Mr. Vinzant noted the Plan Commission is considering changing to a 2-meeting/month schedule and if that occurs, consideration should be given to the compensation of the Plan Commission members.

Lift Station reports had been distributed to the Council earlier. The area at SR51 and Lillian St. is closed off to investigate a depression in the road. There appears to be a ground water infiltration in the area and Indiana American Water will be coordinating with INDOT and the City to address the problem.

Mr. Vinzant requested the Council consider instituting a wheel tax in the near future. Discussion also followed as to out-of-state plates being used by residents and whether enforcement can be effective on this issue. Mr. Snedecor noted that one of the apartment complexes has started towing visitor's cars parking in tenant spaces.

Mr. Fulton noted the Force Main project is scheduled to begin in February with staging taking place now.

Mr. Snedecor stated the project at Wisconsin & 61<sup>st</sup> Ave. is beginning to tear down the staging site as is the dry cleaners at Center & Main St.

**Approval of Agenda:** Motion by Mr. Vinzant, seconded by Mr. Wells, to approve the agenda as presented. All aye, motion carried. (5-0)

**Unfinished Business:**

**Tabled: Ordinance 2022-44: (2<sup>nd</sup> Reading)** An Ordinance Providing that the Zoning Ordinance of the City of Hobart, Lake County, Indiana, be Amended by Changing an Established Silverstone Crossings PUD Zone to Patriot Park PUD Zone Classification: E of Mississippi St., S of 73<sup>rd</sup> Ave., W of Colorado St., N of US 30; 183.3 acres; Al Krygier and Dave Lasco; Jeff Ban, DVG Team Inc.: This item remains on the table

**Tabled: Settlement Agreement with Lake County re: Southlake Mall refund issue:** This item remains on the table.

**Tabled: Resolution 2023-02: A Resolution Designating a Certain Area within the City as an Economic Revitalization Area for purposes of Real Property Tax Abatement: re: 8300 Clay St., Jeffrey Eriks, Clay Street DevCo, LLC:** A revised Resolution and Draft Development Agreement was distributed to the Council this evening. Mr. Wells requested this item remain on the table as new information was just received. Attorney Mark Anderson, representing Clay Street DevCo, LLC, was present and stated the Development Agreement is 98% complete with the expectation that it would be finalized within the next weeks and prior to final action on the tax abatement consideration. He noted that the Developer has agreed to complete ½ of the Frontage Road but has requested a deadline of 2029 to complete. Director of Development Beth Jacobson stated that Section 8 of the Resolution has been revised to require only 80% of the contractors to be required to be "responsible bidders". She also noted that Exhibit C, the list of contractors, has yet to be completed. This item remains on the table.

**New Business:**

**Ordinance 2023-01: An Ordinance Transferring Appropriations within the 2023 Budget of the General Fund Police Department from the Seizure: Dept of Justice/Federal Fund in the City of Hobart, Lake County, Indiana.** The Ordinance was read. Motion by Mr. Vinzant, seconded by Mr. Kopil and Mr. Wells, to pass ordinance 2023-01 on first reading. Roll Call Vote taken. All aye, motion carried. (5-0)

Motion by Mr. Vinzant, seconded by Mr. Kopil, to suspend the rules, declare an emergency and proceed with the second reading of the Ordinance this evening. All aye, motion carried. (5-0)

**Ordinance 2023-01: An Ordinance Transferring Appropriations within the 2023 Budget of the General Fund Police Department from the Seizure: Dept of Justice/Federal Fund in the City of Hobart, Lake County, Indiana.** The second reading of the Ordinance was held. Motion by Mr. Vinzant, seconded by Mr. Wells, to adopt Ordinance 2023-01 as presented. Roll Call Vote taken. All aye, motion carried. (5-0)

**Ordinance 2023-02: An Ordinance Re-Establishing the Cumulative Capital Development Fund for the City of Hobart, Lake County, Indiana under Indiana Code 36-9-15.5.** Ms. Longer explained that periodically, the CCD Fund must be re-established to bring the rate back to the statutory limit of \$0.05 per \$100 of A.V. The state law recently changed to eliminate the reestablishment once the rate is set at the \$0.05 limit and this Ordinance would begin the process to reestablish the rate. Currently, the rate for the City is \$0.048 per \$100 which leaves approximately \$31,000 available to capture. If approved, this rate would go into effect for the 2024 budget and tax year. Motion by Mr. Vinzant, seconded by Mr. Waldrop, to pass Ordinance 2023-02 on first reading and to set the Public Hearing for February 1, 2023 at 6:00PM. Roll Call Vote taken. All aye, motion carried. (5-0)

**Announcements:** Mr. Huddlestun reminded the public that the K of C Spaghetti Dinner is tomorrow evening from 4-7PM at St. Bridget's. Mr. Snedecor asked if there was anyone who wished to address the Council and there was no additional response.

**Adjournment:** Motion by Mr. Vinzant, seconded by Mr. Wells, to adjourn the meeting. All aye, motion carried. (5-0) The meeting adjourned at 6:43 p.m.

  
SECRETARY

  
PRESIDING OFFICER