

**MINUTES OF THE REGULAR MEETING
BOARD OF PUBLIC WORKS AND SAFETY
CITY OF HOBART, LAKE COUNTY, INDIANA
March 18, 2020**

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.

Roll Call: The following members were present: Mr. Lain, Mrs. Longer and Mr. Snedecor. Also present: City Attorney McCarthy and Admin. Asst. C. Govert.

Reading of Minutes: Motion by Mr. Lain, seconded by Mrs. Longer, to accept the minutes of the Regular Meeting of March 4, 2020 as presented. All aye, motion carried. (3-0)

Correspondence: Mayor Snedecor thanked City Employees for their dedication and understanding during the COVID 19 situation. Starting March 19, 2020 City Buildings will only open to the public between the hours of 9 am-1 pm until further notice.

Approval of Register of Claims and Payroll Claims: Motion by Mr. Lain, seconded by Mrs. Longer, to accept and sign the register of claims and payroll claims as presented. All aye, motion carried. (3-0)

Approval of Agenda: Mr. Snedecor asked the Board to consider adding the request for a sidewalk waiver for 1961 Hickory Dr. to the agenda. Motion by Mr. Lain, seconded by Mrs. Longer, to approve the agenda with the addition. All aye, motion carried. (3-0)

UNFINISHED BUSINESS:

Review: Property Maintenance & Other Violations: Marco A. Tamayo, re: 7197 Mississippi St.: Mr. Tamayo was present with Ms. Ferba translating. Mrs. Longer noted that Mr. Tamayo paid the \$1,000 fine imposed at the December 4, 2019 meeting, there is still a fine for \$1,000 which was imposed at the March 4th meeting. Lt. Russo said he has received emails from the neighbor, it appears Mr. Tamayo is continuing his vehicle salvage, repair, and sales from the property. A video from March 12, 2020 depicts Mr. Tamayo's son showing a Jeep Cherokee to a prospective buyer. According to the complainant, this Jeep Cherokee has been rebuilt from 2 other salvaged Jeep Cherokees. It appears that vehicle repair continues in the garage at all times of the day and night. Currently Lt. Russo is unsure if it is commercial repair, or just modifications to Mr. Tamayo's own vehicles. For the amount of work being done it seems like commercial repair; however, he has no evidence of this. Lt. Russo recommended obtaining an injunction through the Lake County Court against Mr. Tamayo for the repair, salvage and sales business happening on the property. Attorney McCarthy agrees with Lt. Russo but noted that it could be 3-4 weeks before this is heard due to courts closing. Mr. Gralik and Mr. Pieterzak advised that they have not received a site plan or any information from Mr. Garcia's office regarding the site plan. Mr. Tamayo said that the surveyors were out yesterday with a drone. Mr. Hannigan stated that a stop work order was issued in December, but it is no longer posted. Discussion was held about the drainage problems and adding these violations to the injunction. It was noted that the fill on the far east side of the property was brought in after the stop work order was issued. Motion by Mr. Snedecor, seconded by Mr. Lain, to pursue an injunction through the Lake Superior Court which will include the drainage issues and vehicle repair, salvage and sales. City Attorney McCarthy will advise the Board when the injunction has been filed. All aye, motion carried. (3-0)

Review: Property Maintenance Issues: Karen, Matthew, and Tiffany Marquiss, re: 225 W. 3rd St.: Lt.

Russo said that Ms. Marquiss appears to still be living in the residence and refuses to do the necessary repairs on the roof in order for the tarp to be removed. According to Hobart Municipal Code 150.011(A)(3) it is the owner or controller's responsibility to refrain from covering a building with a tarp for more than 30 days. Lt. Russo recommends Karen Marquiss be fined for failure to comply with the Ordinance. Motion by Mr. Snedecor, seconded by Mr. Lain, to impose a \$500 fine for failure to comply with the City Ordinance. All aye, motion carried. (3-0)

Review: Property Maintenance & Maintenance & Nuisance Violations: Kez Properties LLC, re: 3033 W. 37th Ave.: Mr. Voris was present and said that he had gone before the Plan Commission and was approved for a fence. He has obtained an estimate from Wunder Fence Company and thinks he can have it completed within 90 days. Motion by Mr. Snedecor, seconded by Mr. Lain, to provide a signed contract to the Clerk-Treasurer's office by April 1, 2020 and review this matter at the May 20, 2020 Board of Works meeting. All aye, motion carried. (3-0)

Update: Unsafe Building: Master Guys Demolition, Inc., re: 512 E. 4th St., and 347-349 Main St.: Mr. Gielezyn was not present. According to City Planner, Mr. Mendoza, the owner appeared before the Historic Preservation Commission meeting on March 17, 2020; the HPC tabled the matter so the applicant may continue to work with staff and preservation advisor to update supporting documents of the application so that it accurately reflects discussion and requirements. Additional discussion related to the commercial buildings included the contractor's review of two bids to pour concrete on the northern commercial space so that roof installation may begin, as well as securing the structure from a safety hazard. Motion by Mrs. Longer, seconded by Mr. Snedecor, to set this matter over for review and update at the June 3, 2020 meeting of the Board of Works. All aye, motion carried. (3-0)

Annual Review: Request for Outdoor Dining: Teddian Jackson, re: Montego Bay Grille, re: 322 Main St.: Mr. Jackson was not present. It was noted that this approval was for the rear outdoor seating area at Montego Bay. Motion by Mr. Snedecor, seconded by Mrs. Longer, to approve the request for outdoor dining until October 31, 2020 pending an inspection by the Building Official. All aye, motion carried. (3-0)

Annual Review: Request for Outdoor Dining: Shane Evans, re: Brick House Bar and Grill, re: 230 Main St.: Mr. Evans was not present. Motion by Mr. Lain, seconded by Mrs. Longer, to approve the request for outdoor dining until October 31, 2020 pending an inspection by the Building Official. All aye, motion carried. (3-0)

NEW BUSINESS:

Property Maintenance Issues: Pricilla Wireman/James and Marjorie Vickery, re: 509 N. Wisconsin St.: Lt. Russo recommended this matter be removed from the agenda for full compliance. Motion by Mr. Lain, seconded by Mr. Snedecor, to accept compliance and remove this matter from the agenda. All aye, motion carried. (3-0)

Request to Place "Shout Green Yohan" on City Sidewalk: Jayson Mejia, re: Shout Green, re: 214 Main St.: Mr. Mejia was not present. The Board expressed concerns about placement and the need to possibly drill holes in the cement to secure the Yohan. Mr. Snedecor asked if Mr. Hannigan could meet with Mr. Mejia and get details for placement. Motion by Mrs. Longer, seconded by Mr. Lain, to have the Building Official meet with the owner and review this matter at the May 6, 2020 meeting of the Board of Works. All aye, motion carried. (3-0)

Request to Pave City Easement: Daniel Guerra, re: 54 N. Michigan Ave: Mr. Marlon Triplett,

Continental Renovations, was present for Mr. Guerra. Mr. Kingsland is concerned about the lack of drainage in the area and said that it would require a French Drain be installed if approved. Mr. Triplett will relay the information to Mr. Guerra to see if he is still interested since it will be an added expense. Motion by Mr. Snedecor, seconded by Mr. Lain, to set for review at the May 6, 2020 meeting of the Board of Works and item will be dismissed if the owner does not appear. All aye, motion carried. (3-0)

Consideration of Change Order #3-6: Lake County Bridge No. 253, Third St. Over Lake George: Brandon Towle, BF&S, gave a brief description of each change order. Change Order #3 will decrease the project total by \$3,331.80. Site Material was used to replace Structure Backfill. Change Order #4 will increase the project total by \$13,329.42, it was determined that the light boxes set in the precast arches would be more structurally sound if installed at the top of the arch. This would allow additional rebar and concrete to be installed on the bottom side of the arch to resist future cracking and spalling. Precast concrete light covers were then fabricated and installed to protect the light boxes from weight distributed over the top of the arches. Included in this cost is the labor and materials to fabricate the covers, install the covers and to retrofit the lighting conduits. Change Order #5 will increase the project by \$3,675.00, similar to the precast arch tops, a waterproofing membrane was added to the wing wall joints. This waterproofing membrane will help prevent water below grade and debris from collecting behind the brick veneer. Change Order #6 will increase the project total by \$28,734.48, a new concrete retaining wall had to be constructed for a tie-in point to wing wall B. Included in the cost of this wall is the piling, thickened concrete spread footer, reinforcing steel, labor and concrete for the wall. Motion by Mrs. Longer, seconded by Mr. Lain, to approve Change orders #3-6 for an increase of \$42,407.10 as presented. All aye, motion carried. (3-0)

Consideration of Long-term Maintenance & Operation Agreement (LTMA): Indiana Becknell 2011 LLC for Project X (Office, light manufacturing, assembly, warehouse, and distribution). Project X is located on the north side of 69th, east of Mississippi St. and south of Grand Trunk RR, 51.96 acres: Mr. Kingsland was present and recommended approval of the LTMA. Motion by Mr. Snedecor, seconded by Mr. Lain, to approve the Long-Term Maintenance & Operation Agreement with Indiana Becknell 2011 LLC for Project X as presented. All aye, motion carried. (3-0)

Request for Sidewalk Waiver: Mr. Roskowski, re: 1961 Hickory Dr.: Mr. Vinzant sent a letter to the Board on behalf of Mr. Roskowski requesting the sidewalk waiver. Mr. Roskowski lives in Deep River Estates and his property butts up against the new subdivision. The developer of Eagle Creek Estates is required to build sidewalks along the street extension in the existing right-of-way in front of 1961 Hickory Dr. Mr. Roskowski is objecting to this sidewalk construction. City Engineer, Phil Gralik, recommends granting the waiver as long as the waiver requires that Mr. Roskowski, or a future property owner, construct this segment of sidewalk at their expense rather than the developer's expense. Motion by Mrs. Longer, seconded by Mr. Snedecor, to approve the sidewalk waiver contingent on the request being filled out in the Building Department and recorded if the owner wants to proceed with the obligation. All aye, motion carried. (3-0)

Signing of Mylars:

Northwind Crossing South: a proposed 1-lot subdivision located 800' east from the NE corner of 69th Ave. and Mississippi St., zoned PUD (m-1)51.96 acres.; Paul Thurston, Indiana Becknell Investors2011: Mr. Lain said this was approved by the Plan Commission with a unanimous vote. The \$50,000 bond is on file in the Clerk-Treasurer's Office. Motion by Mr. Lain, seconded by Mrs. Longer, to approve the subdivision and sign the mylar as presented. All aye, motion carried. (3-0)

Cressmoor Estates, Phase 1: 37-lot subdivision located west of Lake Park Ave., south of 37th Ave., east

of Wisconsin St. zoned PUD, 12.765 acres +/-; Randy Hall: Mr. Lain said this was approved by the Plan Commission with a unanimous vote. The \$860,550 Bond is on file in the Clerk-Treasurer's Office. Motion by Mr. Lain, seconded by Mrs. Longer, to approve the subdivision and sign the mylar as presented. All aye, motion carried. (3-0)

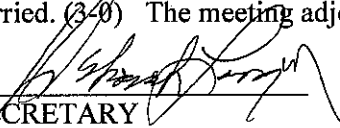
Lone Oak Subdivision: 3-lot subdivision located approx. 500' west from the SW corner of 83rd Ave. and Clay St., zoned A-1 and OS-1, 30 acres; Jonathon Hollowell, agent for owner: Mr. Lain said that this was approved by the Plan Commission with a unanimous vote. No bond is required for this subdivision. Motion by Mr. Lain, seconded by Mrs. Longer, to approve the subdivision and sign the mylar as presented. All aye, motion carried. (3-0)

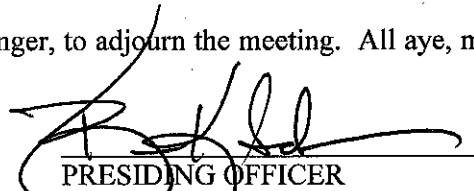
Execution of Correction Deed and Release of Mortgage: Puerta del Sol, re: 200 Main St.: Attorney McCarthy explained that the correction of the deed is due to a scrivener's error and the Release of Mortgage is due to full payment of the property mortgage. Motion by Mrs. Longer, seconded by Mr. Lain, to approve the Correction Deed and Release of Mortgage for Puerta del Sol as presented. All aye, motion carried. (3-0)

Announcements: Mayor Snedecor thanked Fire Chief Smith for all his work and dedication dealing with the COVID 19 pandemic. He also thanked City Attorney McCarthy for her diligence and patience as the City departments get used to having in-house counsel.

Mr. Snedecor asked if there was anyone who wished to address the Board and there was no further response.

Adjournment: Motion by Mr. Lain, seconded by Mrs. Longer, to adjourn the meeting. All aye, motion carried. (3-0) The meeting adjourned at 5:00 p.m.


SECRETARY


PRESIDING OFFICER