

**MINUTES OF THE REGULAR MEETING  
BOARD OF PUBLIC WORKS AND SAFETY  
CITY OF HOBART, LAKE COUNTY, INDIANA  
May 20, 2020**

**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 via Dial-in Conference call with the public issued a dial-in number to allow listening and participation capabilities if recognized by the Board.

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

Attorney McCarthy read a brief statement as follows:

Due to the directives of the federal and state government to address the spread of COVID 19, this meeting of the Hobart Board of Public Works will be held in real time by conference call as City Hall remains closed to the public for safety reasons. The agenda for today's meeting was properly posted, on the City of Hobart's website and outside City Hall, additionally it was sent via facsimile to the press on May 14. This meeting is limited to only those agenda items necessary to maintain the essential operations of the City during the current state of emergency. No additional agenda items will be discussed today. I want to thank the members of the public and press that have called in today to listen. The meeting is being recorded and it is important that its preservation is audible. I want to remind everyone listening that this is not a public hearing and I ask that the public and press take a moment now to mute their phones in order to limit outside noise and ensure the BOW members can clearly communicate with one another. In addition to the public and press on the phone line, the BOW members are present either telephonically or in person. For the BOW members, voting today will be done by roll call so that each vote can be properly documented. I would ask that each BOW member refrain from talking over other members and unless a member is speaking, that they also mute their microphones or telephones to reduce noise. If you are providing input regarding an agenda item, please wait until a member of the BOW requests your response at which time you may unmute your phone. Thank you in advance for following these instructions.

**Reading of Minutes:** Motion by Mr. Lain, seconded by Mrs. Longer, to accept the minutes of the Regular Meeting of May 6, 2020 as presented. Roll call vote taken. All aye, motion carried. (3-0)

**Correspondence:** Mayor Snedecor thanked the City Employees, and the Community for their patience and commitment during the rainstorm over the weekend. He said that 31 million gallons was pumped to the Gary Sanitary District, the usual is 8 million gallons.

**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. Roll call vote taken. All aye, motion carried. (3-0)

**Approval of Agenda:** Motion by Mr. Lain, seconded by Mrs. Longer, to approve the agenda as presented. Roll call vote taken. All aye, motion carried. (3-0)

**UNFINISHED BUSINESS:**

**Review: Site Plan Compliance Issues:** Omar Alburei, Hobart Auto, re: 1165 W. 37<sup>th</sup> Ave.: Mike Lulu, Manager, Hobart Auto, was present telephonically. Mr. Lulu said that they have had problems contacting Abonmarche who were supposed to turn in a site plan and asked if it would be possible to reschedule. At this time they have removed flags and unpermitted signage from 37<sup>th</sup> Ave. Mr. Lulu also noted that they have been dealing with staffing issues, COVID-19, and flooding. Mr. Pietrzak, Zoning Administrator,

said that a letter of notice went out to Hobart Auto on December 10, 2019 and again on March 19, 2020 asking for a site plan application. Mr. Lulu said that they had contracted Abonmarche and thought that a plan was sent to the Zoning Administrator. Mr. Pieterzak said the next deadline for site plan approval is June 9<sup>th</sup> by noon for the next Plan Commission meeting. Mr. Lulu said that they would follow up with Abonmarche for an amended site plan. Motion by Mr. Snedecor, seconded by Mrs. Longer, to continue this matter to the June 17, 2020 Board of Works meeting and have staff work with Abonmarche on a site plan and have Hobart Auto follow through and move forward with the Plan Commission. Roll call vote taken. All aye, motion carried. (3-0)

**Update: Unsafe Building: Karen Boruff, re: 229 N. Ohio St.:** Ms. Boruff was not present telephonically. Mr. Hannigan stated that there has been no progress, the outside looks fine except for the grass which needs to be mowed. Lt. Russo noted that it is scheduled for mowing by the City as a code enforcement issue. Ms. Boruff was present at the March 4<sup>th</sup> meeting requesting occupancy but several items at the property needed to be addressed. Mr. Lain said that he met with Mr. Eshelman who was working on the house but was recently fired from the project. Mr. Lain noted that this seems to be a pattern for Ms. Boruff to have contractors/workers start work on the property and then fire them before the property is compliant. Lt. Russo said that the outside of the house is no longer an issue because community service went in and cleaned up the yard a few years ago. Discussion was held about past liens, unpaid taxes, and problems with this property. Attorney McCarthy noted that the taxes have not been paid. Motion by Mr. Lain, seconded by Mrs. Longer, directing Mr. Hannigan to hand deliver notice that the owner must have a signed contract by the June 17, 2020 Board of Works meeting with compliance within 90 days and have the Building Official post a "Do Not Occupy" notice on the property. Roll call vote taken. All aye, motion carried. (3-0) Lt. Russo will have a reserve officer deliver the notice.

**Review: Property Maintenance & Nuisance Violations: Kez Properties LLC, re: 3033 W. 37<sup>th</sup> Ave.:** Mr. Voris was not present telephonically. Lt. Russo said the fence is up per the Plan Commission requirements according to Mr. Lain. Lt. Russo said that the property is in compliance and recommends removing this item from the agenda. Motion by Mr. Lain, seconded by Mrs. Longer, to accept compliance and remove this matter from the agenda. Roll call vote taken. All aye, motion carried. (3-0)

#### **NEW BUSINESS:**

**Property Maintenance/Nuisance Violations: Nikola Tomich, re: 2411 E. 10<sup>th</sup> St.:** Mr. Tomich was not present telephonically. Lt. Russo distributed photos taken today, and the property is worse then when he first served notice to the property owner on March 16, 2020. Lt. Russo noted that since 2016 he has brought this property before the Board 5 times and has warned Mr. Tomich of violations 29 times. He is asking for authorization to enter the property with Public Works and clean it up. Motion by Mr. Snedecor, seconded by Mr. Lain, to give Lt. Russo the authority to give the owner 5 business days' notice to clean up the property or he will take steps to enter the property to clean up and to advise Mr. Tomich that he cannot move items to other properties within the City. Roll call vote taken. All aye, motion carried (3-0) Motion by Mr. Snedecor, seconded by Mr. Lain, to order Mr. Tomich to appear at the June 3, 2020 meeting of the Board of Works either in person or telephonically. Roll call vote taken. All aye, motion carried. (3-0)

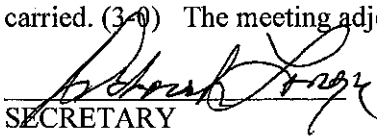
**Signing of Mylars: A 2-lot Subdivision (Millco Hobart Subdivision) located approximately 433' East from the NE Corner of Ridge Road and Randolph Road, zoned B-3, 2.32 acres:** Zoning Administrator, Mr. Pieterzak said that the Bond is on file, but the declarations are not filed yet. He suggested to either table this item or sign and hold the mylars until the declarations are filed. Attorney McCarthy noted she has been having discussions regarding the declarations with Mr. Millco's attorney. Motion by Mrs. Longer, seconded by Mr. Lain, to approve and sign the mylars as presented and hold them until the

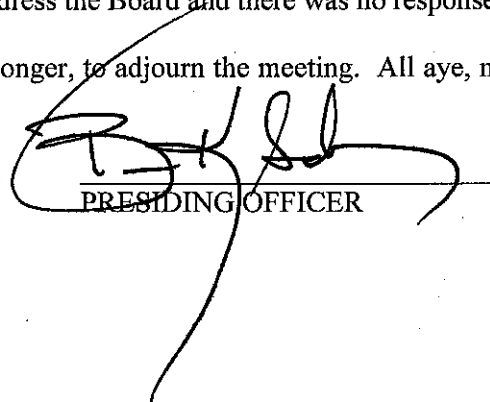
declarations are finalized and filed. Roll call vote taken. All aye, motion carried. (3-0)

**Announcements:** Discussion was held about the flooding noting that the Hobart Sanitary District has worked over the years separating the storm sewers from the sanitary sewers so that we no longer have a combined system. City Engineer, Phil Gralik, said that the HSD is working on a cost sharing plan for residents to disconnect sump pumps from the sewer system. MCD requires pumps to be disconnected from the system but offers no cost sharing.

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 4:50 p.m.

  
SECRETARY

  
PRESIDING OFFICER