TOWN OF SCHERERVILLE
REGULAR TOWN COUNCIL MEETING

SCHERERVILLE, INDIANA
JANUARY 18, 2023

The Regular Town Council Meeting of the Town of Schererville, IN was called to order by President Thomas Schmitt at 7:12 p.m. in the Schererville Town Hall, 10 E. Joliet Street Schererville, IN.

Attendance was taken with the following Council Members present: Caleb S. Johnson, Kevin Connelly, Robin Arvanitis, Rob Guetzloff and Thomas Schmitt. Staff members present: Attorney David Austgen, Fire Chief Robert Patterson, Deputy Fire Chief David Meyer, Police Chief Pete Sormaz, Deputy Police Chief Steve McNamara, Park Superintendent John Novacich, IT Robbie Hansen, NIES Engineering Mike Helmuth, Director of Public Works Chad Nordorf, Director of Operations Andy Hansen, Town Manager Jim Gorman, Clerk-Treasurer Michael Troxell and Recording Secretary Robin Thiel.

THEREUPON, Approval of the minutes. Mr. Guetzloff made a motion to approve the minutes of the December 14, 2022 and the December 26, 2022 Public Meeting, seconded by Mr. Connelly. All in favor (5-0).

THEREUPON, Claims

A. APV #106082 - APV #106625 on the General Docket, Totaling $4,325,299.54
B. APV #106082 - APV #106608 on the MVH Docket, Totaling $1,105,958.95
C. APV #106127 - APV #106607 on the Payroll Docket, Totaling $1,686,340.51
D. Various Funds, First National Bank of Omaha, Credit Card Charges, $13,371.85
E. Various Funds, Austgen Kuiper Jasaitis, December Legal, $7,456.01
F. Park Non-Reverting Fund, Capri Pizza, Catering for Mother/Son and Father/Daughter Dances, $5,056.48
G. Various Funds, Reith Riley, Various Paving, $322,741.45
H. Public Safety Fund, Franciscan Health EMS Academy, 1st Installment - A. Elkmann - Paramedic Class, $1,000.00

Mr. Guetzloff made a motion to accept the claims as presented, seconded by Mrs. Arvanitis. All in favor (5-0).

THEREUPON, Correspondence NONE

THEREUPON, Reports

Deputy Police Chief Steve McNamara stated that they have two of our new Police Officers starting on Monday at 9:00 a.m. They will be sworn in at the Town Court.

THEREUPON, Public Comments Regarding Agenda Items NONE

THEREUPON, Old Business

ITEM A. Res. #2022-18, A Resolution of the Town Council of the Town of Schererville, Lake County, Indiana, Establishing A Municipal Riverfront Development Project Area in the Town of Schererville, Designating the Boundaries Thereof, and all Matters Related Thereto (Deferred From the December 14, 2022 Public Meeting)

Mr. Gorman stated that this Resolution is establishing a Municipal Riverfront District. He stated that it will allow for new Economic Development in our downtown. He stated that they altered the map from the December 14, 2022 meeting. He stated that the map is up on the board right now. Mr. Gorman explained the different districts. He stated that this will be for us to obtain liquor licenses for new businesses coming into Town in this designated area. He stated that this is the first step, this is just establishing a district.

Mr. Connelly asked Mr. Gorman if he could explain how this will work once the program is in place. Mr. Gorman stated that the liquor licenses it's basically for restaurants that come into our downtown they would still go through the process of applying

for liquor license through the ATC (Alcohol Tobacco Commission) and they will issue the licenses but we will have the opportunity to approve those establishments to make sure that is what we want coming into Town. He stated that it is mainly made for restaurants. Mr. Connelly stated how he understands it, is that license has to stay at that address, it cannot be moved and if the business closed the liquor license goes away with the business and a new business going into that same place would have to apply. Mr. Gorman stated that is correct. Mr. Gorman stated that if someone is already holds a 3-way liquor license in this district, you cannot apply for one, unless you are opening a new business.

Mr. Guetzloff made a motion to adopt Resolution #2022-18, seconded by Mr. Connelly. All in favor (5-0).

THEREUPON, NEW BUSINESS

ITEM A. Ord. #1989B, An Ordinance Amending Town 2023 Salary Ordinance No. 1989 Repealing the Salaries and Wages for Officials and Employees of the Town of Schererville, Lake County, Indiana, and Repealing all Town Ordinances Or Parts Thereof, in Conflict Herewith

Mr. Gorman stated that the amendment to the Salary Ordinance is, we are adding two positions in the Building & Planning Department, a Building Inspector and a Building Inspector 1. He stated that our Building Commissioner retired and we hired a new Building Inspector, once he gets certified and familiar with Town Codes and State Codes, he will be moved into a Building Inspector position. He stated that once he get his Commercial Certifications, he will be move into the Building Commissioner roll.

Mr. Johnson made a motion to consider on 1st Reading, Ordinance #1989B, seconded by Mr. Guetzloff. All in favor (5-0).

Mr. Johnson made a motion to adopt Ordinance #1989B, seconded by Mrs. Arvanitis. All in favor (5-0).

ITEM B. Consider Acceptance of Attorney Contract between Burke Constanza & Carberry and the Town of Schererville.

Mr. Gorman stated that this is the yearly contract between the Town and Burke Constanza & Carberry. He stated that they represent us on the Planning Commission, BZA, Board of Safety and the Park Board.

Mr. Connelly made a motion to accept the Attorney Contract with Burke Constanza & Carberry, seconded by Mr. Arvanitis. All in favor (5-0).

ITEM C. Consider Acceptance of Attorney Contract between Austgen Kuiper Jasaitis, P.C. and the Town of Schererville

Mr. Gorman stated that this is a yearly contract between the Town and Austgen Kuiper Jasaitis, P.C.

Mr. Guetzloff made a motion to accept the Attorney Contract with Austgen Kuiper Jasaitis, P.C., seconded by Mrs. Arvanitis. All in favor (5-0).

ITEM D. Consider Approval to Purchase Property Located at 543-545 Kennedy Avenue, Schererville, Indiana from the Buratino Property Management LLC in the amount of $210,000.00 and To Authorize the Town Manager, Director of Operations, Clerk-Treasurer and Town Attorney to Finalize Execution Of Documents **(Kennedy Avenue Extension)**

Mr. Gorman stated that this is known as parcel #6 of Phase 1 of the Tracks project. He stated this is where the bridge will be going over the tracks. Mr. Gorman stated that this property is

located on the North side of the tracks, East side of Kennedy Avenue. Mr. Gorman stated that this is an INDOT project, and they are actually buying these properties on our behalf. He stated that we received a grant from INDOT for this project.

Mr. Gorman stated that the next three items on the agenda are a part of Phase 1 Tracks Project.

Mr. Connelly made a motion to approve the purchase of property located at 543-545 Kennedy Avenue, in the amount of $210,000.00, seconded by Mrs. Arvanitis. All in favor (5-0).

ITEM E. Consider Approval to Purchase Property Located at 600 Kennedy Avenue, Schererville, Indiana from the RDM III, LLC in the amount of $22,500.00 and to Authorize the Town Manager, Director of Operations, Clerk-Treasurer and Town Attorney to Finalize Execution Of Documents **(Kennedy Avenue Extension)**

Mr. Gorman stated that this one is identified as Parcel #4, it is located on the North side of the Tracks on the West side of Kennedy Ave.

Mr. Johnson asked Mr. Gorman, that these larger parcels we are buying, we had to buy the whole property instead of the right-of-way. Mr. Gorman stated that we did have to purchase the whole property. He stated that it will become right-of-way, it will be a larger right-of-way. He stated that there is an existing business that is right next of the tracks and we have to give them an access road where these properties are being purchased from.

Mr. Johnson made a motion to approve the purchase of property located at 600 Kennedy Avenue in the amount of $22,500.00, seconded by Mrs. Arvanitis. All in favor (5-0).

ITEM F. Consider Approval to Purchase Property Located at 497 Kennedy Avenue, Schererville, Indiana from Ryan Brooks and Sara Trevino in the amount of $173,000.00 and to Authorize the Town Manager, Director of Operations, Clerk-Treasurer and Town Attorney to Finalize Execution Of Documents **(Kennedy Avenue Extension)**

Mr. Gorman stated that this parcel is known as Parcel #9, it is located on the North side of the Tracks and on the East side of Kennedy Avenue.

Mr. Johnson made a motion to approve the purchase of property at 497 Kennedy Avenue in the amount of $173,000.00, seconded by Mrs. Arvanitis. All in favor (5-0).

ITEM G. Consider Approval to Purchase Property Located at 531 Kennedy Avenue, Schererville, Indiana from Harold B. and Kelly M. Grabinski in the amount of $166,000.00 and to Authorize the Town Manager, Director of Operations, Clerk-Treasurer and Town Attorney to Finalize Execution Of Documents **(Kennedy Avenue Extension)**

Mr. Gorman stated that this parcel is known as Parcel #7, it also located on the North side of tracks, east side of Kennedy Avenue.

Mr. Johnson made a motion to approve the purchase of property at 531 Kennedy Avenue in the amount of $173,000.00, seconded by Mrs. Arvanitis. All in favor (5-0).

Mr. Johnson stated that just for future reference, if we are going through this, for the public's purposes, it might be beneficial to have a map up on the screen.

Director of Operations, Andy Hansen put the map up on the screen and explained where the parcels are that we just spoke about, and ones that will be coming to us in the future.

ITEM H. Consider Reimbursement for Continuing Education Completed And Passed by the Clerk-Treasurer

Mr. Gorman stated that our Clerk-Treasurer is looking to be reimbursed for Continuing Education that he does. He is an elected official, so he doesn't follow our Personnel Policy and we reimburse our employees for Continuing Education. Mr. Gorman stated that we have done this in the past with our previous Clerk-Treasurer.

Mr. Johnson asked Mr. Troxell if these are college courses. Mr. Troxell stated yes, they are online courses from Indiana University. He stated that they are in Government Finance, Accounting Public Finance and Budget.

Mr. Johnson made a motion to approve reimbursement for Continuing Education Completed and Passed by the Clerk-Treasurer, seconded by Mr. Connelly. All in favor (5-0).

ITEM I. Consider Acceptance of Change Order #1 from the Gariup Construction Co. Inc. in the amount of -$64.40 for the CDBG Rohrman Park Improvement Project and Approval of Final Payment in the Amount of $7,503.90.

Mr. Gorman stated that this is a credit of $64.40, we eliminated a sidewalk and we added some pavement markings and that is the difference between those two.

Mr. Connelly made a motion to accept Change Order #1 from the Gariup Construction Co. Inc., as explained by Mr. Gorman, seconded by Mrs. Arvanitis. All in favor (5-0).

ITEM J. Consider Acceptance of Agreement for Fire Services between St. John Township, Lake County, IN and the Town of Schererville, Lake County, IN

Mr. Gorman stated that this is a yearly contract we have with the St. John Township. He stated that it does include a 5% increase from last year. Mr. Gorman stated that the Towns of Dyer and St. John also have this contract for the same amount.

Cathy Lareau, St. John Township Trustee stated that as a Town, you guys are great to work with. She stated that Chief Patterson and the Fire Department did a food drive for them and they filled the food pantry.

Mr. Connelly made a motion to accept the Agreement for Fire Services between St. John Township and the Town of Schererville, seconded by Mrs. Arvanitis. All in favor (5-0).

Mr. Schmitt stated that we appreciate the open door we have always had with your office and we are glad to be partners with them.

ITEM K. Consideration and Adoption of the Town of Schererville Capital Improvement Plan for 2023-2024

Mr. Gorman stated that this is a report that is generated every two years by our Financial Advisors, London Witte Group. He stated that it helps us track where we are at with all of our revenue and debt accounts within our TIF District.

Mr. Johnson, looking at his report, asked why we are in the red in 2028, 2029 and 2030. Mr. Gorman stated it is due to a lot of this money is going to be spent on the Kennedy Avenue. Mr. Gorman stated he also included the Oak Street. He stated that this is just a projection.

Mr. Guetzloff made a motion to Consider and Adopt the Town Of Schererville Capital Improvement Plan for 2023-2024, seconded by Mrs. Arvanitis. All in favor (5-0).

ITEM L. Appoint Little Calumet River Basin Development Commission Advisory Board Member

Mr. Gorman stated that the Little Calumet River Basin Advisor Board member is someone who attends all of the meetings and reports back to our staff. He stated that we do have grants through the Little Calumet River Basin and we have a lot of projects going on right now, where we are looking for funding. Mr. Gorman stated that they just funded one of ours, 80% of it, we had to pay the other 20%. Mr. Gorman stated that Jeff Huet showed some interest on being appointment to the Little Calumet River Basin Development Commission as an Advisory Board Member. He stated he attends the meetings and he currently goes to our Lake County Drainage Board meetings, he is heavily involved in NIRPC and knows how the grants work.

Mr. Johnson asked Mr. Gorman who is our current Advisory Board Member. Mr. Gorman stated it is Eric Wolverton. Mr. Johnson asked if we reached out to him. Mr. Gorman stated that we have not. Mr. Johnson stated that he thinks we should reach out to our current member to see if he is still interested. Mr. Guetzloff stated that he thinks we should contact the current member and let him know there will be a change.

Mr. Johnson made a motion to defer the appointment to the Little Calumet River Basin Development Commission until we speak to the current member, seconded by Mr. Guetzloff. All in favor (5-0).

ITEM M. Consider Release of Maintenance Bond/Cash Surety in the Amount of $3,206.92 and Authorize Issuance of the Certification of Release for Southland Subdivision

Mr. Gorman stated that the Southland Subdivision is located on Hartfarm Road, just off of US 41 on the north side of the bridge. He stated that they did some water improvements and they are completed. Mr. Gorman stated we will take those water improvements into our inventory. Mr. Gorman stated that we need to pave that road this year and they also contributed some funding to us.

Mr. Johnson made a motion to Release the Maintenance Bond/Cash Surety in the amount of $3,206.92, seconded by Mr. Guetzloff. All in favor (5-0).

ITEM N. Consider Release of Maintenance Surety/Irrevocable Letter of Credit in the Amount of $206,495.47 and Authorize Issuance of the Certificate of Release for Amberleigh Estates, Phase I.

Mr. Gorman stated that this is a subdivision in Amberleigh, all of the public improvements were completed and inspected. He stated this will become our inventory. Mr. Gorman stated this is just for the utilities.

Mr. Johnson made a motion to Release the Maintenance Surety/Irrevocable Letter of Credit in the amount of $206,495.47, seconded by Mrs. Arvanitis. All in favor (5-0).

ITEM O. Consider Acceptance of Donations $540.00

Mr. Troxell read into the record the list of donations for the month of December 2022.

Mr. Guetzloff made a motion to accept the donations as read, seconded by Mr. Connelly. All in favor (5-0).

THEREUPON, Business from the floor

Martha Nelson, 2932 Liberty Drive, Crown Point, IN stated that they have a concern about the utility pole directly on Liberty Drive. She stated that they have contacted the Town since the

beginning of October, they have contacted NIPSCO. She stated that the pole doesn't have a consistency. NIPSCO stated it could be a sensor light, the Town is saying it could be a sensor light, but nobody seems to be able to resolve the problem. Mrs. Nelson stated that this started in September, she stated sometimes the light will come on and then for days it does not come on. She stated that she was finally able to talk to someone from NIPSCO and she said they would send a truck out. She stated that they came out and tagged everything. She spoke to one of the gentlemen who was in the truck tagging and at that time they said they are unable to find the problem.

Mr. Schmitt stated that he and Mr. Hansen have been out there a couple of times. Mr. Hansen stated that he spoke with the NIPSCO Foreman and he's been out there a couple of times. He stated that there is an underground vault, they fixed a few of them but on a couple of them they need a different vactor truck. Mr. Hansen advised Ms. Nelson if she will give him her contact information he will can update her once he gets a resolution from NIPSCO.

Meeting adjourned.

_____
THOMAS SCHMITT
TOWN COUNCIL PRESIDENT

_____
MICHAEL A TROXELL, IAMC, CPFIM, CMO
TOWN CLERK-TREASURER

A TRUE COPY