

The Regular Town Council Meeting of the Town of Schererville, IN was called to order by President Rob Guetzloff at 7:15 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, Thomas Schmitt and Rob Guetzloff. Staff members present: Attorney David Austgen, Fire Chief Robert Patterson, Deputy Fire Chief David Meyer, Police Chief Pete Sormaz, Deputy Police Chief Jeffrey Cook, Park Superintendent John Novacich, Director of Public Works Jeff Huet, Director of Operations James Gorman, Town Manager Robert Volkmann, Clerk-Treasurer Michael Troxell and Recording Secretary Robin Thiel.

THEREUPON, Approval of the minutes. Mr. Connelly made a motion to approve the minutes of the December 9, 2020 and the December 30, 2020 Public Meetings, seconded by Mr. Schmitt. All in favor (5-0).

THEREUPON, Claims

- A. APV #94063 - APV #94656 on the General Docket, Totaling \$6,778,861.35
- B. APV #94070 - APV #94652 on the MVH Docket, Totaling \$125,588.93
- C. Various Funds, First National Bank of Omaha, January Credit Card Charges, \$4,224.98
- D. Various Funds, Enterprise Fleet, Monthly Lease, \$3,346.64
- E. Public Safety Fund, Franciscan Health Ems Academy, R. Abens Paramedic Class, \$4,500.00
- F. Various Funds, Rieth-Riley Construction Co., Inc., Pay Request #1 - CCG 2020-1, \$760,078.10
- G. Cum Cap Development Fund, Huntington National Bank, Principal & Interest Due-2016B Help Lease, \$63,075.33
- H. Various Funds, Gatlin Plumbing & Heating, Pay App #6 - Burr Street Improvement - Phase 1, \$114,794.85
- I. Solid Waste Fund, Timber Masters LLC, Emergency Tree Removal, \$2,750.00
- J. Building Corp. Lease Fund, First Financial, Building Corp. Payment, \$480,123.00
- K. Various Funds, Qualite Sports Lighting, LLC, Pay App #2 - Rohrman Park Softball Fields, \$37,672.00

Mr. Connelly made a motion to accept the claims as presented, seconded by Mr. Johnson with discussion. Mr. Johnson stated he has a question regarding Item F, Rieth-Riley Construction Co. He asked Mr. Volkmann what this is for. Mr. Volkmann stated that this is for the CCG projects. Mr. Johnson asked if this was for all the paving that happened second half of last year. Mr. Volkmann stated that is part of 2020-1, we received two million dollars, but only completed part of it, the other part will be done this year.

All favor (5-0).

THEREUPON, Correspondence NONE

THEREUPON, Reports

Mr. Volkmann stated that he received a letter from the Safety Village for their annual donation. The request this year is the same as last year, \$27,500.00.

Mr. Schmitt made a motion to approve the annual payment to the Safety Village in the amount of \$27,500.00, seconded by Mr. Connelly. All in favor (5-0).

Mr. Volkmann stated that last year the Lake County Commissioners deemed a piece of property off of Austin Avenue, it was called Shelia Drive. Mr. Volkmann stated that this property is of no value to the Town and he would like the Town Council deeming the property as of no value so that we can process transferring that property to Mr. Kistler.

Mr. Caleb made a motion to deem the property at issue here as no value, and to allow Counsel, Mr. Volkmann and Town Council President to execute any documents necessary to transfer that property over to Mr. Kistler, seconded by Mr. Connelly. All in favor (5-0).

Mr. Gorman gave a report on the Planning and Building Department for 2020. He stated they had a total of 1,396 permits come through the office, for a construction value of \$60,498,650.00. He stated that the majority of the cost were residential homes at \$37,000,000.00. He stated that with the pandemic going on, we had a lot of permits for fences, decks, pools. Mr. Gorman stated they also had 47 businesses went out of business in 2020, but there were 57 new businesses. Mr. Gorman touched on the new subdivisions going in, Amber Leigh Estates that was a 70 lot subdivision, 65 of them of have been permitted already so there are only 5 left. He stated that the Burr Ridge Subdivision is a 100 subdivision, they have already approved 25 house permits. He stated that is a four phase project and we are in phase two currently. Mr. Gorman stated that there is a small subdivision going in, Bailey's Cove, which is an eight lot subdivision and we have had one permit issued for that property. Mr. Gorman stated that as far as construction projects going on, the major one is the Oak Street Development, which is property that will have three restaurants.

Mr. Connelly asked Mr. Gorman if he knew how the permit revenue compared to 2019. Mr. Gorman stated he does not have that information, but he will get that for him.

Fire Chief Robert Patterson reported that for the month of December 2020 Schererville Fire Department responded to 355 calls, totaling for the year of 2020 they had 3,775 total ambulance and fire calls. Chief Patterson stated that as of today, January 20, 2021 they have had 238 calls.

Mr. Schmitt stated that he would like to bring up an item regarding the COVID Pay. He stated that the CARES Act expired on December 31, 2020. He stated that this covers our employees who are off work due to COVID, and the employees that have to quarantine because of people in their household with COVID. Mr. Schmitt stated that during 2020 we paid the employees who were off work, but now it expired. Mr. Schmitt made a motion to extend this to March 31, 2021, so it covers our employees and that it would be retroactive to January 1, 2021, seconded by Mr. Connelly.

Mr. Johnson stated he just wants to be clear, and asked Mr. Schmitt if his motion is not to establish a policy that for everyone who has COVID or is quarantined because of COVID Contact Tracing, they automatically stay home two weeks. He stated that that policy is set by the CDC and Health Departments. Mr. Johnson asked Mr. Schmitt if his motion is in regard to the compensation for whatever time they have to take off of work as a result of us telling them they cannot come into work. Mr. Schmitt stated that is correct and to follow the previous CARES Act, that would be up to 80 hours of pay. Mr. Troxell asked Mr. Schmitt if an employee was already paid for COVID time off, do you want to pay them again for a second time, or he assumes they could only get paid one time, up to 80 hours. Mr. Schmitt stated yes, we will follow what the CDC guidelines were.

All in favor (5-0).

THEREUPON, Public Comments Regarding Agenda Items NONE

THEREUPON, Old Business NONE

THEREUPON, New Business

ITEM A. Ord. #1962, An Ordinance Amending Town Zoning Ordinance No. 1797, as Amended, the Same being an Ordinance Classifying, Regulating, and Restricting the Location Height, Area, Bulk and Use of Buildings and Structures And the Use of Land in the Town of Schererville, and for Said purposes Dividing the Town into Districts, and all Matters Related Thereto.

Plan Commission Case #20-12-19
Location: 7095 Burr Street
Rezone from Residential (R-1) to Residential
Planned Unit Development (PUD) to include One
(1) And Two (2) Family Dwelling Units
Plan Commission Favorable Recommendation 4-3

Mr. Volkmann stated that Mr. Ed Recktenwall, from Olthof is here this evening. Mr. Recktenwall distributed a copy of the plan site to the Council members. Mr. Recktenwall stated he is here this evening representing Olthof Homes and the Canyon Creek project. He stated they are seeking a rezone from (R-1) to PUD on the parcel represented here on the drawing he handed out. Mr. Recktenwall stated that the parcel is located north of US 30, on Burr Street, East of the Prairie Estates and the Foxwood Subdivisions. He stated that it represents as a whole, 110 acres. He stated they worked with the Plan Commission over the last year on trying to develop a site plan for this site, which is unique in character and nature. Mr. Recktenwall stated that there is quite a bit of retention storage and flood plain on this parcel. In that regard, they decided to come into the Town with a PUD, and a mixed residential use project. He stated that this plan represents 179 single family detached homes and 30 single family attached homes.

Mr. Guetzloff asked Mr. Recktenwall what the size of the lots are for the single family homes. Mr. Recktenwall stated that the single detached homes range in lot sizes from 60' wide to 80' wide. Mr. Johnson asked Mr. Recktenwall if there was a reason there is no park in this development. Mr. Recktenwall stated they have quite a bit of open space as it relates to the natural flood plain and the drainage facilities. He stated that given the fact there is a park located on 75th Street and also in the Foxwood Subdivision, they are proposing more passive amenities. They are proposing a paved trail system through the project which would connect those two parks on that paved trail facility. Mr. Recktenwall stated that the parcel will also provide contributions to the Park Impact Fee, so they can enhance those parks on 75th Street and in the Foxwood Subdivision. Mr. Novacich stated that the Park Impact Fee is \$2,300.00 per unit.

Mr. Recktenwall explained that the lots range from \$215,000.00 to \$375,000.00 depending where they are located on the property. He explained to the Council the different types of homes that will be built, and the location in the parcel they will be built on. Mr. Recktenwall explained the site plan with designations as follows:

District A - Detached 80' single-family homes, basement standard;
(Green)
District B - Detached 70' single-family (Yellow)
District C - Detached 60' single-family (Blue)
District D - Paired cottages (Orange).

Mr. Johnson stated that when he looks at the Comprehensive Plan it also shows an extension of the Foxwood North Park, along the east side of the development, which would lend itself to a buffer between the Schererville subdivision and a Merrillville subdivision, if there is one that is going to be developed over there.

Mrs. Arvanitis stated that the development is in her Ward, and with the discussion that took place tonight, she would like to make a motion to table this until the next meeting, until she has

some more information, seconded by Mr. Schmitt. Motion carries (3-2).

ITEM B. Ord. #1963, An Ordinance Annexing Certain Contiguous Land To the Town of Schererville, Lake County, Indiana, and All Matters Related Thereto **(First Reading)**

Petitioner(s): Timothy Foley
Location: 11245 W. 80th Court

Mr. Volkmann stated that this is just introduction, this is a piece in Auburn Scenic Meadows off of US 41. The homeowner would like to connect his property into our utilities.

Mr. Johnson made a motion to consider on first reading, Ordinance #1963, seconded by Mr. Schmitt. All in favor (5-0).

ITEM C. Res. #2021-1, A Resolution Authorizing and Approving the Entry into a Joint Interlocal Cooperation Agreement with The Town of St. John, Indiana, for Mutual Use and Personnel Assistance for Building Inspection and Permit Review Services between the Town of Schererville, Indiana And Town of St. John, Indiana, in 2021, and all Matters Related Thereto

Mr. Volkmann stated that this is the Joint Interlocal Agreement between the two Towns to share Building Inspection Services. He stated that we have to renew the Agreement every year.

Mr. Johnson made a motion to adopt Resolution #2021-1, seconded by Mr. Schmitt. All in favor (5-0).

ITEM D. Consider Acceptance of Attorney Contract between Austgen Kuiper Jasaitis PC and the Town of Schererville

Mr. Volkmann stated that this is the annual contract for legal services for the Town.

Mr. Connelly made a motion to accept the Contract between Austgen Kuiper Jasaitis PC and the Town of Schererville for year 2021, seconded by Mr. Johnson. All in favor (5-0).

ITEM E. Consider Release of 2-Year Maintenance Surety and Insurance of Certificate of Release for the Following Developments

Moody Dental
Whispering Ridge, Unit 3

Mr. Volkmann stated that this is ministerial function, both of these developments have gone through their maintenance period, Public Works has inspected them, all of the improvements are in order and it is appropriate to release their maintenance bond.

Mr. Connelly made a motion to approve the Release of 2-year Maintenance Surety and Insurance of Certificate for the Developments listed above, seconded by Mr. Schmitt. All in favor (5-0).

ITEM F. Consider and Adoption of Town of the Schererville Capital Improvement Plan for 2021-2022

Mr. Volkmann stated that this is a requirement annually. It is the same as last year, it just requires the Council's action.

Mr. Schmitt made a motion to approve the adoption of the Town of Schererville's Capital Improvement Plan for 2021-2022, seconded by Mr. Johnson.

Mr. Johnson asked Mr. Volkmann why it isn't more specific on what we plan to do for 2021-2022, it seems so vague, is there a

reason. Mr. Volkmann stated that it meets the statutory requirements.

ITEM G. Consider Acceptance of Donations - \$2,657.16

Mr. Troxell read the list of donations through December 31, 2020 into the record.

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

Mr. Johnson stated he has a question for Chief Sormaz. He asked him if volunteers for the Animal Control, do they have to go through a training, what is the process. He stated that he heard it was very difficult and the process was turning volunteers away.

Chief Sormaz stated that volunteers for the Animal Control are more than welcome. He stated he worked with Mr. Volkmann a couple of months ago to put out something publically. Chief stated that they do have a Volunteer in Policing Program (VIPS) that requires a minimum amount of hours that the volunteers have to perform prior to being put into that position, but there are no stipulations at this time for volunteers at the Animal Control Shelter.

THEREUPON, Business from the floor NONE

Meeting adjourned.

ROB GUETZLOFF
TOWN COUNCIL PRESIDENT

MICHAEL A TROXELL, CMO
TOWN CLERK-TREASURER

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