

The Regular Town Council Meeting of the Town of Schererville, IN, was called to order by President Rob Guetzloff at 6:53 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, IT AJ Garcia, Director of Public Works Chad Nondorf, Director of Operations Andy Hansen, Town Manager Jim Gorman, Deputy Clerk-Treasurer Kristie Klein and Recording Secretary Robin Thiel.

THEREUPON, Approval of the minutes. Mr. Johnson made a motion to approve the minutes of the April 9, 2025 Public Meeting, seconded by Mr. Schmitt. All in favor (5-0).

THEREUPON, Claims

- A. APV #119575 - APV #120072 on the General Docket, Totaling \$2,928,105.85
- B. APV #119576 - APV #120050 on the MVH Docket, Totaling \$109,643.45
- C. APV #119646 - APV #119817 on the Payroll Docket, Totaling \$1,241,386.01
- D. Various Funds, First National Bank of Omaha, Credit Card Charges, \$12,633.42
- E. Various Funds, Austgen Kuiper Jasaitis, April Legal, \$8,666.93
- F. Administration - General Fund, LWG CPAs, Invoice #38841, \$1,750.00
- G. Various Funds, Rothschild Insurance, Invoice #64462, \$41.00
- H. Various Funds, Auto Wares, Parts, \$30,221.52
- I. Various Funds, Menards, Parts, \$2,440.69
- J. Public Safety Fund, ESO Solutions, Subscription, \$10,246.95
- K. Park Non-Reverting Fund, JT Entertainment, Fest Band, \$750.00
- L. General Fund - Police, Ofc. Scott Karras, Reimbursement, \$63.01
- M. Park Non-Reverting Fund, Kevin Gardner, Fest Band, \$595.00
- N. Park Non-Reverting Fund, CAT, Fest Generators & Light Towers, \$7,549.62

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

THEREUPON, Correspondence NONE

THEREUPON, Reports

Fire Chief Patterson reported that for the month of April 2025 they responded to 275 EMS related calls and 60 Fire related calls, for a total of 335 calls for the month.

Mr. Nondorf reported that the CCMG road project has been completed. This included the streets in the Lake View and Elm Ridge Subdivisions. He stated that concrete repairs along with the new asphalt were part of this project. Mr. Nondorf stated that Public Works is currently performing the final restoration on the streets that were a part of this project. He stated that the remaining 2024-1 CCMG work will be starting once school ends for Grimmer Middle School and Watson Elementary School. The road resurfacing project is on 77th Avenue from Lincolnwood Road to Capri Drive. He stated that this will also include the Cline Avenue roundabout. Mr. Nondorf stated that the 2024-2 CCMG project will be also be starting. This will include Burr Street from 73rd Avenue to 78th Lane, this will be a total road reconstruction project, it will include installation of new curbs and all of the water mains will be replaced.

Mr. Johnson asked Mr. Nondorf what they are doing out in front of the Town Hall. Mr. Nondorf stated they are installing some islands and some bumpouts. He stated this will direct one car in each direction of traffic to come to the stop sign, instead of cars trying to get around to make the turn onto Junction Ave., or into the Police Department parking lot.

Mr. Reardon stated he is here to give a report on the Illiana Speedway Redevelopment Project. He stated he has a similar report as last month. The project remains on schedule and within budget. He stated they continue to be focused on the development of the three conceptual alternatives emphasizing circulation connectivity and engineering aspects to maximize potential, also to feature development of potential park features and amenity options. Mr. Reardon stated that they continue to work closely and collaboratively with the Town Administration. Mr. Reardon stated that there is a joint meeting of the Town Council and the Park Board set for Monday, June 9, 2025 at 5:30 p.m. He stated they will have the deliverables to Town Administration for appropriate distribution on June 2, 2025.

Mr. Connelly stated he wanted to remind everyone that Celebrate Schererville is June 4th through June 8th at Redar Park, with the parade being on Saturday, June 7th.

Mr. Gorman reported that Coffee with a Cop on a Rooftop is going to be this Friday, May 16th from 5:00 a.m. to 12:00 p.m. He stated that this year they will have it at two locations, the existing Dunkin Donuts on Route 41 and the new Dunkin Donuts on Route 30. Mr. Gorman also mentioned that the Police Memorial will take place this Friday, May 16th at 1:00 p.m. at the Town Hall.

THEREUPON, Public Comments Regarding Agenda Items NONE

THEREUPON, Old Business NONE

THEREUPON, New Business

ITEM A. Ord. #2023, An Ordinance Amending the Wholesale Water Tracker Component of the Rates and Charges Collected by the Town of Schererville Municipal Water Utility, and all Matters Related Thereto

Mr. Gorman stated that this is the same item that was on the Waterworks Board Agenda.

Mr. Connelly made a motion to consider on 1st reading, Ordinance #2023, seconded by Mr. Schmitt. All in favor (5-0).

Mr. Connelly made a motion to adopt Ordinance #2023, seconded by Mr. Schmitt. All in favor (5-0).

ITEM B. Ord. #2024, An Ordinance Regarding Town-Sponsored Special Events, of Attendees and Participants Adherence To Event Guidelines, Providing Fines and Penalties For Violation of Such Guidelines and Event Protocols, And all Matters Related Thereto

Mr. Hansen stated that the Police Department was looking for an Ordinance to simplify for the Special Events. This Ordinance provides for violations that regulate the conduct and decorum of Town sponsored events. He stated basically, it allows officers to enforce the rules posted for each event.

Mr. Connelly a motion to consider on 1st reading, Ordinance #2024, seconded by Mr. Johnson. All in favor (5-0).

Mr. Connelly made a motion to adopt Ordinance #2024, seconded by Mr. Johnson. All in favor (5-0).

Attorney Austgen advised that this Ordinance requires publication.

ITEM C. Ord. #2025, An Ordinance to Establish Responsible Bidding Practices and Submission Requirements on Public Works Projects in the Town of Schererville, Lake County, Indiana, Repealing all Ordinances and Town Code Provisions, or Parts Thereof, in Conflict Herewith, and all Matters Related Thereto
(First Reading)

Mr. Guetzloff stated that he would like to call on Mr. Parker, he's in the audience, so he can talk a little bit about it.

Mr. Parker, Indiana Illinois Foundation for Fair Contracting, stated the he has been going around and having Towns update their responsible bidder Ordinance with the new wording. Mr. Parker stated that every legislative change new wording comes out in the State Law. He stated he would like the Town Council to adhere to the new wording and the State Laws.

Mr. Schmitt made a motion to consider on 1st reading, Ordinance #2025, seconded by Mrs. Arvanitis. All in favor (5-0).

ITEM D. Ord. #2026, An Ordinance Establishing Responsible Business Practices and Submission Requirements for Public Works Projects being Awarded Economic Incentives from the Town of Schererville, Lake County Indiana, Repealing all Ordinances and Town Code Provisions, or Parts Thereof, in Conflict Herewith, And all Matters Related Thereto **(First Reading)**

Mr. Gorman stated that this Ordinance relates to the previous agenda item (Item C) in the respect that it requires responsible bidding practices that shall apply to any construction financed in whole or in part with economic development incentives from the Town including, but not limited to property tax abatements, tax increment financing, tax credit, tax deduction, tax exemption, a grant, a loan guarantee or any other financial or economic development assistance that the Town provides.

Mr. Schmitt made a motion to consider on 1st reading, Ordinance #2026, seconded by Mrs. Arvanitis. All in favor (5-0).

ITEM E. Ord. #2027, An Ordinance Amending Town Code Section 6-20 Use of Properties in the Town of Schererville, Lake County, Indiana, for "Chicken Raising", Establishing Regulations for Same, Providing Penalties For Violations, Thereof, Repealing all Ordinances And Town Code Provisions, or Parts Thereof, in Conflict Herewith, Including Town Code Section 6-20 And all Matters Related Thereto **(First Reading)**

Mr. Gorman stated that this ordinance will allow chickens and ducks in areas with larger than one acre of land with restrictions, such as, no roosters, must remain at least 60' from neighboring living structures including decks, porches and pools unless the coop and run is screened by a privacy fence or natural screening no less than 6' in height. He stated that the coop and the run may be located no less than 40' from any neighboring living structure, including decks, porches and pools. He stated that a coop and run must be provided and must remain in sanitary conditions as part of this Ordinance. Mr. Gorman stated that anyone with less than an acre has to go through the variance process.

Mr. Johnson made a motion to consider on 1st reading, Ordinance #2027, seconded by Mr. Connelly.

Mr. Schmitt stated that they did a study on this back in 2023 regarding chickens and their organization went around to every precinct in the Town to find out if anyone would accept chickens in Town limits. He stated it was overwhelmingly like 440 to 6 as far as people that really do not want chickens in Town limits. Mr. Schmitt stated in his opinion, chickens are farm animals and still should not be allowed in the Town limits even with the one acre. He stated that it sounds like we're trying to make special legislation here for people that have one acre or more. Mr. Schmitt stated that he would stick to his original feeling that there should be no chickens in the Town limits.

Mrs. Arvanitis asked who is going to police all these provisions, to make sure that the coop is put together the correct way and it meets the distance requirements. She asked who is in charge of that when people decide they're going to have chickens.

Mr. Gorman stated that when they come in for a permit for the coop that's when it would be shown on the plat and then we're going to go out and check, it would be inspected by Code Enforcement.

Mr. Schmitt stated that as far as he reads in the ordinance that was proposed to us, naturally no chickens allowed at all in any subdivisions and any HOA's. He stated that all of the HOA's that he checked in the Town of Schererville naturally do not allow them.

Mr. Gorman stated that we do not enforce HOA guidelines, that's between the homeowner and the HOA. He stated that if they don't allow chickens, then they can't have chickens. He stated that if they don't have a lot larger than one acre, then that would be the only time this would apply.

Mr. Guetzloff asked Mrs. Klein for a roll call vote: Mr. Johnson - yes; Mr. Connelly - yes; Mrs. Arvanitis - no; Mr. Schmitt - no; Mr. Guetzloff - yes. Motion carries (3-2).

ITEM F. Res. #2025-5, A Resolution Authorizing Lease-Purchase Financing for Purchase of Vehicles for the Town of Schererville, Lake County, Indiana, and all Matters Related Thereto

Mr. Hansen stated that he brought this up at last month's meeting, this is for the purchase of vehicles and equipment for the Police Department, Fire Department and Wastewater Treatment Plant.

Mr. Connelly made a motion to approve Resolution #2025-5, seconded by Mr. Schmitt. All in favor (5-0).

ITEM G. Consider Approval to Purchase Property Located at 209 Kennedy Avenue, Schererville, IN, from Michael K. Houchin in the Amount of \$26,000.00 (Right of Way) And to Authorize the Town Manager, Director of Operations, Clerk-Treasurer and Town Attorney to Finalize Execution of Documents (Phase 3 - Parcel 7) **(Kennedy Avenue Improvement Project)**

Mr. Hansen stated this is for the Kennedy Avenue phase 3 parcel 7. He stated that the amount of \$26,000.00 is based on the appraisal and this is just purchasing the right-of-way.

Mr. Connelly made a motion to approve the purchase of property at 209 Kennedy Avenue, seconded by Mr. Johnson. All in favor (5-0).

ITEM H. Consider Approval to Purchase Property and Temporary Easement Located at 411 Winston Court, Schererville IN, from Delgo Development, LLC in the Amount of \$24,600.00 and to Authorize the Town Manager, Director of Operations, Clerk-Treasurer and Town Attorney to Finalize Execution of Documents (Phase 3-Parcel 1) **(Kennedy Avenue Improvement)**

Mr. Hansen stated that this is similar to the last one (Item G), this is for phase 3 parcel 1. He stated it's a little piece of property just south of Winston Court. He stated that this is another right-of-way. Mr. Johnson asked Mr. Hansen if they (the company) is going to have enough room for parking. Mr. Hansen stated yes they have enough room for parking, that's part of the reason why it's a little more amount. Mr. Johnson confirmed that they'll still have room for parking, it's just going to be a little tighter. Mr. Hansen stated yes.

Mr. Connelly made a motion to approve the purchase of property and temporary easement located at 411 Winston Court, seconded by Mr. Johnson. All in favor (5-0).

ITEM I. Consider Approval to Purchase Property Located at 176 Kennedy Avenue, Schererville, IN, from Calumet Ridge Loyal Order of Moose Lodge #1258 in the Amount of \$180,600.00 and to Authorize the Town Manager, Director of Operations, Clerk-Treasurer and Town Attorney to Finalize Execution of Documents (Phase 3-Parcel 9) **(Kennedy Avenue Improvement Project)**

Mr. Hansen stated that this is also for phase 3. This one is considered parcel 9, its part of the Moose Lodge, we are buying the right-of-way along the front and then the northern part that goes back to the ditch line. Mr. Hansen stated that this will actually be for retention, it's a pretty large area, about an acre and a half.

Mr. Schmitt made a motion to approve the purchase of property at 176 Kennedy Avenue, seconded by Mr. Johnson. All in favor (5-0).

ITEM J. Consider Variance of Use to Allow the Construction of An Indoor, Climate Controlled Self-Storage Building Within the U.S. 41 Commercial Corridor Overlay District

Board of Zoning Appeals Case #25-4-5
Petitioner(s): Broadfield, LLC
Location: 917-955 Eagle Ridge Drive - Golden Corral Addition, Lot 2, Ex. N. 25'
BZA Favorable Recommendation (4-0) (April 28, 2025 Meeting)

Mr. Gorman stated that this petitioner went in front of the BZA, this property is just north of the Golden Corral on Eagle Ridge Drive. He stated that it came with a favorable recommendation. Mr. Gorman stated that the petitioner is here this evening.

Attorney Jim Wieser stated he is the attorney for the project. He stated that fortunately two of the Council Members attended the BZA meeting so they're already clearly well versed. Attorney Wieser stated that it's an unusual very irregular shaped piece of property to develop. He stated that the project is going to be climate controlled indoor self-storage building. He stated that it is a good location in Schererville, the property has access to US 41 and access to Deer Creek Drive.

Mr. Schmitt made a motion to approve the Variance of Use to allow the Construction of an Indoor, Climate Controlled Self-Storage Building at 917-955 Eagle Ridge Drive, which came from the BZA with a Favorable Recommendation (4-0), seconded by Mr. Connelly. All in favor (5-0).

ITEM K. Consider Variance of Use to Allow Drive-Thru Lanes Within the U.S. 41 Commercial Corridor Overlay District

Board of Zoning Appeals Case #25-5-6
Petitioner(s): Raising Cane's Restaurants, LLC
& Premier Design Group
Location 703 U.S. 41 - Shoppes of Schererville,
Lot 2
BZA Favorable Recommendation 4-0 (April 28, 2025 Meeting)

Mr. Gorman stated that this is for Raising Canes, it's the location on US 41 where the current, but now closed TFI Friday's building is.

Mr. Johnson made a motion to approve the Variance of Use to Allow Drive-Thru Lanes within the U.S. 41 Commercial Corridor Overlay District, seconded by Mr. Connelly. All in favor (5-0).

ITEM L. Award Bid for Kennedy Avenue Phase 1 (Bridge - Des. #1801911 and Des. #1900834) to F.H. Paschen S.N. Nielsen & Associates LLC in the amount of \$17,446,034.09. The Town of Schererville portion Will be \$2,286,495.62. Authorize the Town Manager, Director of Operations, Clerk-Treasurer and Town Attorney to Finalize Execution of Documents and Submit Payment to Indiana Department of Transportation (INDOT) once Invoicing is received. This project is Being Facilitated and Officially Awarded by INDOT.

Mr. Hansen stated that this is for the Kennedy Avenue Bridge, this will be constructed over the double set of tracks, the Norfolk Southern and Canadian National tracks. He stated that this construction was bid out by INDOT and bids were opened on Wednesday, May 7th. Mr. Hansen stated that the bid was just slightly under the engineers estimate. He stated that Schererville's portion will be \$2,286,495.62 and this will authorize the Clerk-Treasurer and Town Staff to finalize the documents and pay INDOT once invoicing is received. Mr. Hansen stated that this is the very end of their fiscal year, so this needs to happen pretty quickly. He stated that this will likely be the only payment we have to pay for the actual construction, unless there are some overages in which case we'll have a true up at the end of the project.

Mr. Johnson made a motion to award the bid for the Kennedy Avenue Phase 1 as described above, seconded by Mr. Connelly. All in favor (5-0).

ITEM M. Award Bid for Kennedy Avenue Phase 2 (Oak Street to Junction Avenue - Des. #1382603) to F.H. Paschen S.N. Nielsen & Associates LLC in the Amount of \$16,480,171.64, the Town of Schererville portion Will be \$7,746,122.64. Authorize the Town Manager, Director of Operations, Clerk-Treasurer and Town Attorney to Finalize Execution of Documents and to Submit Payment to Indiana Development of Transportation (INDOT) once Invoicing is received. This project is being facilitated and Officially Awarded by INDOT.

Mr. Hansen stated that this is for Kennedy Avenue Phase 2, these were bid out simultaneously. He stated that this is from Oak Street to Junction Avenue. Mr. Hansen stated that they're excited to get this project off the ground and you'll

definitely see some road closures coming up for utility relocations. He stated that we will keep our website updated on road closure notices.

Mr. Connelly made a motion to award the bid for the Kennedy Avenue Phase 2 to F.H. Paschen S.N. Nielsen & Associates LLC, seconded by Mr. Schmitt. All in favor (5-0).

ITEM N. Authorize the Town Manager, Director of Operations, Clerk-Treasurer and Town Attorney to Finalize Execution of Documents and to Submit Payment to Indiana Department of Transportation (INDOT) once Invoicing is received for Canadian National Railroad (CN) Force Account. Schererville's portion will be \$83,311.00.

Mr. Hansen stated that this is for phase 2, the tracks near Division Street. He stated they have to do some work, they call it a force account so we will have to pay INDOT upfront and then they will pay Canadian National. He stated that this will get invoiced as a separate invoice from the actual construction work.

Mr. Schmitt made a motion to authorize the Town Manager, Director of Operations, Clerk-Treasurer and Town Attorney to finalize execution of documents and submit payment to INDOT, seconded by Mr. Connelly. All in favor (5-0).

ITEM O. Consider Acceptance of Conveyance of Property (Anna Street Water Tower) from the Waterworks Board to The town of Schererville, Lake County, Indiana and To Authorize the Town Manager, Director Operations, Clerk-Treasurer and Town Attorney to Finalize Execution of Documents.

Mr. Gorman stated that this is the same item from the Water Board meeting.

Mr. Schmitt made a motion to accept the conveyance of property (Anna Street Water Tower), seconded by Mr. Johnson. All in favor (5-0).

ITEM P. Consider donation to Northern Indiana Cancer Kids Foundation (for Alex's Lemonade Stand Foundation - Lemonade Stand at Parade June 7, 2025) in the Amount of \$1,000.00

Mr. Gorman stated that this request went before the donation committee which consist of the Town Manager, Director of Operations and Clerk-Treasurer. He stated that they reviewed all documents and everything seemed to be in order. Mr. Gorman stated that we did donate to this cause last year, the same amount.

Mr. Connelly made a motion to donate \$1,000.00 to the Northern Indiana Cancer Kids Foundation, seconded by Mrs. Arvanitis. All in favor (5-0).

ITEM Q. Consider Redevelopment Commission Decision Regarding The Anytime Fitness Proposal for Development of Real Estate at 22 W. Joliet Street Project due to Incomplete Project Specifications **(From Redevelopment Commission)**

Mr. Connelly made a motion to deny the proposal from Anytime Fitness, seconded by Mrs. Arvanitis. All in favor (5-0).

ITEM R. Consider Acceptance of Donations - \$13,253.40

Mrs. Klein read the donations for the month of April into the record.

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

THEREUPON, Business from the floor

Nicole Revolt, 1325 Deer Creek Drive, Dyer and Toya Smith, 8822 Fifth Street, Highland, stated that they would like to thank the Town Council for always supporting Logan's Love and being one of the first places to hold their first event. She stated that her goal is to keep her sweet son, Logan's memory alive and to give back to the Special Needs Community in Lake County. She stated that they have done that with their Sensory events. Ms. Revolt stated that their golf outing is coming up and she is here to see if the Council would promote it, by posting posters for the golf outing. She stated that if anyone would want to sponsor a hole and come out for some golf that they can contact her. She stated that they have been doing the Ben's blue bags, they have given over 400 bags in Lake County. She stated that they also donated Project Lifesaver to Dyer, so they're now a transmitter. She stated they hope to get the entire County with Project Lifesavers.

Meeting adjourned.

ROB GUETZLOFF
TOWN COUNCIL PRESIDENT

MICHAEL A TROXELL, IAMCA, CMC, ACPFIM, CPFA, CMO
TOWN CLERK-TREASURER

A TRUE COPY