

The Regular Town Council Meeting of the Town of Schererville, IN was called to order by President Rob Guetzloff at 5:30 p.m. in the Schererville Town Hall, 10 E. Joliet Street Schererville, IN.

Attendance was taken with the following Council Members present: Kevin Connelly, Thomas Schmitt and Rob Guetzloff. Council Members absent: Caleb Johnson and Robin Arvanitis. Staff members present: Attorney David Austgen, IT AJ Garcia, Director of Director of Operations Andy Hansen, Town Manager Jim Gorman, Clerk-Treasurer Michael Troxell and Recording Secretary Robin Thiel.

The Pledge of Allegiance to the flag was given.

THEREUPON, New Business

Mr. Hansen stated that everything tonight will be for the Kennedy Avenue Expansion Project. He stated that all of these parcels will complete Phase 2, so we will have all the properties for Phase 1 and Phase 2 that are necessary to complete this project.

ITEM A. Consider Approval to Purchase a Temporary Easement In the Amount of \$1,000.00 Located at 310 - 65th Avenue from Midwest Pipe Coating Inc. and to Authorize The Town Manager, Director of Operations, Clerk-Treasurer and Town Attorney to Finalize Execution of Documents. **(Kennedy Avenue Improvement Project)**

Mr. Hansen stated that this property is owned by Midwest Pipe, it's known as parcel 16 of Phase 2. He stated it is for temporary easement in the amount of \$1,000.00. Mr. Hansen pointed out on the screen that there are two small pieces along Division Street, so we can construct driveway entrances and culvert expansions in this area.

Mr. Connelly made a motion to approve the purchase of property as described by Mr. Hansen, seconded by Mr. Schmitt. All in favor (3-0)

ITEM B. Consider Approval to Purchase a Right of Way in the Amount of \$43,396.00 Located at 954 & 986 Kennedy Avenue from Sumadija LLC and to Authorize the Town Manager, Director of Operations, Clerk-Treasurer and Town Attorney to Finalize Execution of Documents. **(Kennedy Avenue Improvement Project)**

Mr. Hansen stated that this is also for Kennedy Avenue Phase 2, parcel 12. Mr. Hansen pointed on the screen where these two parcels are. He stated that we are purchasing these based on the appraisals value of the Right of Way, plus some additional compensation requested by the owner to reflect market value and some additional work that they need to complete to remove some items out of the Right of Way.

Mr. Schmitt made a motion to approve the purchase of property as described by Mr. Hansen, seconded by Mr. Connelly. All in favor (3-0).

ITEM C. Consider Approval to Purchase a Right of Way in the Amount of \$24,243.00 Located at 918 & 922 Kennedy Avenue from Desancic Living Trust and to Authorize The Town Manager, Director of Operations, Clerk-Treasurer and Town Attorney to Finalize Execution of Documents. **(Kennedy Avenue Improvement Project)**

Mr. Hansen stated that this is just north of the last property, it is the Progress Pump property and this also is reflecting the appraised value plus some addition compensation

request by the owner for reflecting the market value as well as moving some items out of the right of way.

Mr. Connelly made a motion to approve the purchase of property as described by Mr. Hansen, seconded by Mr. Schmitt. All in favor (3-0).

ITEM D. Consider Approval to Purchase a Right of Way in the Amount of \$125,196.00 Located at 910 & 918 Kennedy Avenue from Desancic Holdings, LLC and to Authorize The Town Manager, Director of Operations, Clerk-Treasurer and Town Attorney to Finalize Execution of Documents. **(Kennedy Avenue Improvement Project)**

Mr. Hansen stated that this is the property just north of the property in Item C. He stated that this is also for the appraised value with some additional compensation requested by the owner to reflect the market value and additional work that needs to be completed to move items out of the Right of Way, as well as some lost income for property he rents out for storage.

Mr. Connelly made a motion to approve the purchase of property as described by Mr. Hansen, seconded by Mr. Schmitt. All in favor (3-0).

ITEM E. Consider Approval to Purchase a Perpetual Easement in The Amount of \$17,300.00 Located at 701 Kennedy Avenue From Norfolk Southern Railroad and to Authorize the Town Manager, Director of Operations, Clerk-Treasurer And Town Attorney to Finalize Execution of Documents. **(Kennedy Avenue Improvement Project)**

Mr. Hansen pointed out on the screen this property just north of Division Street on the east side of Kennedy Ave. He stated this is based on appraised value. He stated that the only thing he would ask is if the Council could have the motion state that in the event we're having communications be back and forth between CN, they have to run it through a bunch of different people. Mr. Hansen stated that he is fairly certain this is going to be the correct amount, but in the event it is not, he asked the Council if they would provide staff the authority to go up to a certain dollar amount and then he will provide the Council that at the next Council meeting.

Attorney Austgen stated he suggest in the Council's consideration that they use a percentage of deviations so that they don't have to have an exact number and come back to the Council. Mr. Hansen stated he would think a not to exceed a 40% increase of the price, he doesn't think it will be that but he doesn't want to have to have another Special meeting.

Mr. Connelly made a motion to approve the amount of \$17,300.00 plus 40% if needed, seconded by Mr. Schmitt. All in favor (3-0).

ITEM F. Consider Approval to Purchase a Perpetual Easement in The Amount of \$53,500.00 Located at 1324 Junction Avenue from Norfolk Southern Railroad and to Authorize The Town Manager, Director of Operations, Clerk-Treasurer and Town Attorney to Finalize Execution of Documents. **(Kennedy Avenue Improvement Project)**

Mr. Hansen stated that this is parcel 30 of Phase 2. He stated that this will be rerouting Junction Avenue that's why this is rather odd shaped. He stated that his reflects the appraised value, as well for Norfolk Southern Property.

Mr. Connelly made a motion to approve the purchase of property as described by Mr. Hansen, seconded by Mr. Schmitt. All in favor (3-0).

THEREUPON, Business from the floor

Meeting adjourned.

ROB GUETZLOFF
TOWN COUNCIL PRESIDENT

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

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