

The Regular Town Council Meeting of the Town of Schererville, IN was called to order by President Thomas Schmitt at 6:39 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, Deputy Fire Chief David Meyer, Police Chief Pete Sormaz, Deputy Police Chief Steve McNamara, Asst. Park Superintendent Irene Mireles, IT Robbie Hansen, Town Engineer Neil Simstad, Director of Public Works Chad Nondorf, 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 October 16, 2024 Public Meeting, seconded by Mr. Johnson. All in favor (5-0).

THEREUPON, Claims

- A. APV #116944 - APV #117365 on the General Docket, Totaling \$2,981,459.74
- B. APV #116945 - APV #117368 on the MVH Docket, Totaling \$142,787.72
- C. APV #116979 - APV #117233 on the Payroll Docket, Totaling \$1,175,175.07
- D. Various Funds, First National Bank of Omaha, Credit Card Charges, \$16,526.25
- E. Various Funds, Austgen Kuiper Jasaitis, October Legal, \$13,398.18
- F. Ambulance Fund, Eservices Technology, Invoice #1026-04880, \$15.00
- G. ARPA Fund, CSK Architects, Pmt. #2 - Bio-Solids WWTP Project, \$26,250.00
- H. General Fund - Fire, Szany Electric, Repairs, \$315.00
- I. Various Funds, Menards, Parts/Supplies, \$4,023.38
- J. Various Funds, Auto-Wares, Parts, \$22,481.13
- K. Various Funds, Lowe's, Parts/Supplies, \$3,410.84
- L. Public Safety Fund, Millies Engineering Group, Invoice #924172, \$2,800.00

Mr. Troxell stated there is one claim to add to the claims agenda. That would be Item M. Robinson Engineering in the amount of \$249.00 for the Burr Street Subdivision review for Burr Ridge.

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

Asst. Park Superintendent, Irene Mireles stated that on November 29<sup>th</sup> they are having a tree lighting event here at Town Hall. She stated that this is sponsored by the Chamber and the parks will also have Santa and the Grinch here. There will be cookies, hot chocolate and there will be a craft show at this event. It starts at 7:00 p.m.

Mr. Johnson stated that the Lake Central Varsity Cheerleaders won State this past weekend and he wanted to give a shout out to them, congratulations on their victory.

THEREUPON, Public Comments Regarding Agenda Items NONE

THEREUPON, Old Business NONE

THEREUPON, New Business

ITEM A. Ord. #2013, An Ordinance Establishing Compensation, Salaries, and Wages for Officials and Employees of the Town of Schererville, Lake County, Indiana, Classifying Certain Positions of Employment Together with Rates of Pay, Repealing and Amending Prior Ordinances in Conflict Herewith, and Declaring that an Emergency Exists

Mr. Gorman stated that this is our annual Salary Ordinance, 2025 Salary Ordinance that we pass every year. He stated that

there are a few minor changes from last year and stated that this Ordinance does include a 3% raise across the board.

Mr. Connelly made a motion to consider on 1<sup>st</sup> reading, Ordinance #2013, seconded by Mr. Johnson. All in favor (5-0).

Mr. Guetzloff made a motion to adopt Ordinance #2013, seconded by Mr. Connelly. All in favor (5-0).

ITEM B. PUBLIC HEARING

Attorney Austgen stated that the Proofs of Publication are in order.

Ord. #2014, An Ordinance Providing for an Additional  
Appropriation in the Police Pension Fund of the  
The Town of Schererville for Year 2024, and all  
Matters Related Thereto

OPEN TO THE FLOOR FOR PUBLIC COMMENT  
NO COMMENTS FROM THE FLOOR  
CLOSED TO THE FLOOR FOR PUBLIC COMMENTS

Mr. Troxell stated that this additional appropriation is required by law whenever we need to continue with our payment to what we're supposed to be doing. He stated that this is for the Police Pension Fund. Mr. Troxell stated that last year when we approved our budget the Department of Local Finance lowered that particular line item regarding our budget. He stated that we do have enough money in the account, it's just a matter of they lowered our budget for the appropriation. He stated that it is a total of \$155,000.00.

Mr. Guetzloff made a motion to consider on 1<sup>st</sup> reading, Ordinance #2014, seconded by Mr. Johnson. All in favor (5-0).

Mr. Johnson made a motion to adopt Ordinance #2014, seconded by Mr. Guetzloff. All in favor (5-0).

Mr. Troxell stated that his next steps is once it's signed he will submit it to the Department of Local Finance. He stated they will review it and make sure that we have the appropriate funds and then we will get the okay from them so he can go ahead and make that transfer.

ITEM C. Res. #2024-13, A Resolution of the Town Council of the  
Town of Schererville, Lake County, Indiana, Amending  
The American Rescue Plan Act Plan, and all Matters  
Related Thereto

Mr. Gorman stated that this Resolution updates our ARPA Plan. He stated that those changes have been made by staff, the ARPA board met last month and they went over all of these changes. Mr. Gorman stated that the remaining funds just need to be appropriated by the end of the year and they are planning on doing that in the next couple of weeks.

Mr. Connelly made a motion to approve Resolution #2024-13, seconded by Mrs. Arvanitis. All in favor (5-0).

ITEM D. Res. #2024-14, A Resolution of the Schererville Town  
Town Council Opting Out of the Establishment of a Merit  
System for the Schererville Police Department Pursuant  
To Indiana Code Section 36-8-3.5-5.5, and all Matters  
Related Thereto

Mr. Gorman stated that this is a Resolution to opt out of creating a Merit Board. He stated that once this Resolution is passed, the ranking file in the Police Department will vote on whether or not to establish a Merit Board. Mr. Gorman stated that this is similar to the Board of Safety, so that is the reason we are choosing to opt out.

Mr. Guetzloff made a motion to approve Resolution #2024-14, seconded by Mr. Connelly. All in favor (5-0).

ITEM E. Res. #2024-15, A Resolution of the Schererville Town Council Opting Out of the Establishment of a Merit System for the Schererville Fire Department Pursuant To Indiana Code Section 36-8-3.5-5.5, and all Matters Related Thereto

Mr. Gorman stated that this is very similar to the previous one, it is for the Fire Department.

Mr. Guetzloff made a motion to approve Resolution #2024-15, seconded by Mr. Connelly. All in favor (5-0).

ITEM F. Consider Acceptance and Approval for an Agreement Between Reardon Consulting Services (Performing Consulting Services for the Town of Schererville) and American Structurepoint, Inc. for Engineering Services at Illiana Speedway in the Amount of \$87,500.00

Mr. Gorman stated unfortunately we didn't get a chance for a legal review on this contract, so he would as that we defer this until the meeting in December.

Mr. Guetzloff made a motion to defer, seconded by Mr. Connelly. All in favor (5-0).

ITEM G. Consider Approval of Change Order #2 in the Amount of \$63,018.00 from Hasse Construction Co. for the Bio-Solids Storage Building **(From Utility Board Agenda)**

Mr. Guetzloff made a motion to approve Change Order #2, seconded by Mr. Connelly. All in favor (5-0).

ITEM H. Consider Approval of Pay Request #4 in the Amount of \$340,478.10 for Hasse Construction Co. for the Bio-Solids Storage Building

Mr. Gorman stated that this is a pay request that has to be requested, this is basically for their October work that they've done and it's appropriate to award them that payment.

Mr. Johnson made a motion to approve Pay Request #4, seconded by Mrs. Arvanitis. All in favor (5-0)

ITEM I. Consider Acceptance of Extension of Concrete Contract For 2025 with H3 Concrete, Inc.

Mr. Nondorf stated that the Schererville Public Works Department received the request from H3 Concrete Inc. to extend their 2024 poured in place concrete contract into the 2025 construction season. Mr. Nondorf stated that they are looking for consideration to accept this one-year extension of the contract unit pricing for all concrete submitted in 2024 will remain in 2025 contract.

Mr. Guetzloff made a motion to accept the Extension of Concrete Contract for 2025 with H3 Concrete Inc., seconded by Mr. Connelly. All in favor (5-0).

ITEM J. Consider Acceptance of Release of Maintenance and Issuance of Certificate of Release for the following:

Apple Tree Estates, Phase 2  
Burr Ridge Subdivision, Phase 1  
Burr Ridge Subdivision, Phase 3

Mr. Gorman stated that all of these projects were inspected by our Public Works Department as well as our Engineering

Consultants and it would be appropriate at this time to release those certificates.

Mr. Guetzloff made a motion to approve, seconded by Mr. Johnson. All in favor (5-0).

ITEM K. Consider Acceptance of Master Services Agreement between Life Safety Inspection Vault LLC and the Town of Schererville for a Web-Based Management Fire Safety System regarding Code Compliance.

Adam Niemiec, Schererville Fire Department, stated that Life Safety is a web-based Fire Inspection Reporting System. He stated that it will help deficiencies in occupancies faster than they would be going door to door like they typically do every day. Mr. Niemiec stated that when a business hires a contractor to come in and check their sprinkler system or fire extinguishers and they find a deficiency in there, they will report it directly to the Schererville Fire Department through this program. He stated that this program is no cost to the Town.

Mr. Johnson asked if the data that's on the system, is it going to be ours so we can access it if we decide that we don't want to use it in the future. Mr. Niemiec stated that they will be able to download anything that we have put into it. He stated that they will be able to download all back reports that are in there, they can transfer to a different program or whatever they choose to do. Mr. Johnson asked how they make it no cost to us, somebody has to be paying for the service. Mr. Niemiec stated that the businesses are being charged a small fee and that's how they recoup their cost.

Mr. Johnson made a motion to consider acceptance of Master Services Agreement between Life Safety Inspection Vault LLC and the Town of Schererville, seconded by Mr. Guetzloff. All in favor th(5-0).

ITEM L. Consider Acceptance of Standard Utility Reimbursement Agreement between the Town of Schererville and Marathon Pipe Line LLC (Kennedy Avenue Improvement Project)

Mr. Hansen stated that this is an agreement for \$655,000.00 with Marathon pipeline to extend some casing pipes for three parallel pipes, larger pipes to accommodate the roadway extension. He stated that this includes well points for that area since it's very saturated ground. Mr. Hansen stated that this is just an agreement for us to pay for that portion of the project.

Mr. Johnson stated so we're paying Marathon to move their lines because of our construction project. He asked if we had any sort of control over the price in any way. Mr. Johnson asked if an engineer says this is appropriate.

Mr. Hansen stated that DLZ Engineers reviewed it and he also had Mr. Simstad, NIES Engineering review it.

Mr. Guetzloff made a motion to accept the Standard Utility Reimbursement Agreement between the Town of Schererville and Marathon Pipe line LLC, seconded by Mrs. Arvanitis. All in favor (5-0).

Mr. Gorman stated that before we move onto the next item, he forgot one of our reports that we get on a monthly basis. He stated that Mr. Reardon is here to give a report on the Illiana Project.

Mr. Reardon stated that since his last report at the October meeting they have concentrated their efforts on the following three items. The first one was meeting with and working with Structurepoint on their proposal concerning the concepts ultimately on the full project development plan for Illiana. He stated that secondly they have been working with Town Staff on updating and

submitting a project budget; and the third item references due diligence focusing on two aspects of due diligence, one is really the culmination of the work relating to wetland and once the concept is selected ultimately by the Council, then they will use that concept as the desired development plan attached to an application to the Army Corp of Engineers for jurisdictional determination. He stated that things remain positive on the wetland front. Mr. Reardon stated that Americo has finished their environmental Phase 2 report and he is excited to say that there's no red flag, there would appear to be no hindrance for them as development proceeds.

Mr. Schmitt stated that we will have our Town Attorney look over the contract that we received in the last couple days and get back to him as soon as possible to keep this project moving in the right direction.

ITEM M. Consider Acceptance of Donation - \$10,435.88

Mr. Troxell read the donations for the month of October into the record. Mr. Guetzloff made a motion to accept the donations as read, seconded by Mr. Johnson. All in favor (5-0).

THEREUPON, Business from the floor

Residents Angela and Raymond Sexton's, stated that they just got their second property in Schererville and they had recently learned that their garage had an easement. It was owned by the County for over fifty years and the County deeded it to the Town of Schererville. She stated that when the County owned it, from what she's received from the Commissioners is it was a parcel of an easement strip of public road and it was deeded to the Town of Schererville. She stated that after the Town of Schererville received it, they quit claimed this to one owner and now that owner will not let them have access to their garage. She stated that what they are asking and pleading from the Council is for an easement of some sort. She stated that it was used for over fifty years and now they have no access to their garage. She doesn't understand how it could be sold from Schererville when that's the only way they get into the garage, there is no other access. She stated that the contractors are just trying to get their equipment back.

Mr. Schmitt stated that he was out there on Saturday and finds it one of a strangest situations he has ever seen, where they are denying access to your garage and it's the only access you have to your garage. Mr. Schmitt stated that they pulled the files from 2022 when this quit claim deed happened. Mr. Schmitt stated that they are going to look into it and will be in touch with you.

Mr. Jeff Minard, 1279 Poppy Field Place, stated that it's awesome to see the Police Officers and the Fire Department here this evening and he appreciates you all very much, and feels they make it very safe in Schererville.

Meeting adjourned.

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THOMAS SCHMITT  
TOWN COUNCIL PRESIDENT

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

A TRUE COPY