

The Regular Town Council Meeting of the Town of Schererville, IN was called to order by President Thomas Schmitt at 6:49 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, Robin Arvanitis, Rob Guetzloff and Thomas Schmitt. Council Member absent: Kevin Connelly. Staff members present: Attorney David Austgen, Fire Chief Robert Patterson, Deputy Fire Chief David Meyer, Deputy Police Chief Steve McNamara, Park Superintendent John Novacich, IT Dan Gin, 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. Mrs. Arvanitis made a motion to approve the minutes of the June 12, 2024 Public Meeting, seconded by Mr. Johnson. All in favor (4-0).

THEREUPON, Claims

- A. APV #114997 - APV #115477 on the General Docket, Totaling \$2,353,217.88
- B. APV #115004 - APV #115449 on the MVH Docket, Totaling \$158,504.71
- C. APV #115015 - APV #115269 on the Payroll Docket, Totaling \$1,279,698.62
- D. Various Funds, First National Bank of Omaha, Credit Card Charges, \$7,539.05
- E. Various Funds, Austgen Kuiper Jasaitis, June Legal, \$9,533.49
- F. Ambulance Fund, Eservices Technology, Various Invoices, \$15.00
- G. General Fund - Police, G.I.E, June Statement, \$133.25
- H. Various Funds, Auto Wares, Vehicle Parts, \$13,582.02
- I. Various Funds, Menards, Supplies & Parts, \$4,513.89
- J. Park Non-Reverting Fund (Unappropriated), Various Vendors, Refund, \$969.64
- K. Various Funds, Bank of America, Principal and Interest Due - 2023 Vehicle and Equipment Lease, \$298,899.47

Mr. Troxell stated that he has one claim to add to the agenda.

L. Various Funds, Motorola Solutions for \$56,282.50. He stated that this is the last payment of the lease for equipment which began in 2017.

Mr. Guetzloff made a motion to accept the claims as presented, seconded by Mrs. Arvanitis. All in favor (4-0).

THEREUPON, Correspondence NONE

THEREUPON, Reports

Chief Patterson stated for the month of June 2024 they responded to 311 EMS calls and 56 Fire calls, for a total of 367 calls.

Mr. Novacich stated he would like to thank the Police, Fire and Public Works Departments for all of their assistance with the fireworks. He stated that everything went well.

THEREUPON, Public Comments Regarding Agenda Items NONE

THEREUPON, Old Business NONE

THEREUPON, New Business

ITEM A. Ord. #2010, An Ordinance Establishing the Wastewater Service Area for the Town of Schererville, Indiana, and Regulating the Furnishing of Wastewater Service Therein

Mr. Gorman stated that this is related to the resolution that was just approved at the Utility Board meeting.

Mr. Guetzloff made a motion to consider on 1<sup>st</sup> reading, Ordinance #2010, seconded by Mr. Johnson. All in favor (4-0).

Mr. Guetzloff made a motion to adopt Ordinance #2010, seconded by Mr. Johnson. All in favor (4-0).

ITEM B. Ord. #2011, An Ordinance Establishing the Water Service Area for the Town of Schererville, Indiana, and Regulating the Furnishing of Waste Services Therein

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

Mr. Guetzloff made a motion to consider on 1<sup>st</sup> reading, Ordinance #2011, seconded by Mr. Johnson. All in favor (4-0).

Mr. Guetzloff made a motion to adopt Ordinance #2011, seconded by Mrs. Arvanitis. All in favor (4-0).

ITEM C. Res. #2024-7, A Resolution Authorizing the Town of Schererville, Lake County, Indiana to enter into an Agreement with the County of Lake, Indiana, in Undertaking Community Development Activities (Community Development Block Grant - CDBG)

Mr. Tim Brown, 2293 North Main Street, Crown Point, IN stated that he is here from the Lake County Community Economic Development Department. He stated that he comes here every three years regarding this. He stated that this actually starts September 1, 2025, which is their fiscal year and it ends in August 31, 2028. Mr. Brown stated the various projects that this money can be used for. He asked the Council if anyone has any questions.

Mr. Gorman stated that they usually use the HUD Grant Money for Park Improvements and we have done almost all of the Parks in Town.

Mr. Johnson made a motion to approve Resolution #2024-7, seconded by Mr. Guetzloff. All in favor (4-0).

ITEM D. Res. #2024-8, A Resolution of the Town of Schererville, Lake County, Indiana, Approving a Town Joint Interlocal Cooperation Agreement with the Town of Highland, Lake County, Indiana, for the Asphalt Resurfacing of Main Street, as Specified Herein, and all Matters Related Thereto

Mr. Gorman stated that this Resolution will allow us to enter into a Joint Interlocal Cooperation Agreement with the Town of Highland to contribute funding to paving of Main Street. He stated that the paving will begin at Target on Main Street and go west all of the way to the end of the Town of Highland's border, which is basically Cypress Drive in our Plum Creek Subdivision. Mr. Gorman stated that based on the estimates our share would be \$130,000.00.

Mr. Johnson made a motion to approve Resolution #2024-8, seconded by Mr. Guetzloff. All in favor (4-0).

ITEM E. Res. #2024-9, A Resolution Authorizing and Approving Entry into a Joint Interlocal Cooperation Agreement For the Extension of the Pennsy Bike Trail Between The Towns of Schererville, Lake County, Indiana, and Dyer, Lake County, Indiana, in 2024, and all matters Related there to

Mr. Gorman stated that this is a Resolution to enter into a Joint Interlocal Cooperation Agreement with the Town of Dyer to extend our Pennsy Trail to Dyer's Central Park. He stated that the cost estimate of that project is \$2.8 million. Mr. Gorman stated that they applied for a grant with NIRPC and they committed to \$1.7 million, leaving a little over a million dollars to split between the Town of Schererville and the Town of Dyer. He stated that our cost would be roughly \$571,000.00. He stated that this project is a few years away.

Mr. Johnson made a motion to approve Resolution #2024-9, seconded by Mrs. Arvanitis. All in favor (4-0).

ITEM F. Consider Continuation of Professional Services Agreement Between the Town of Schererville and Puglia & Cork, LLC (Reardon Consulting Services) for Phase II of the Illiana Speedway Redevelopment Project.

Mr. Pat Reardon 2712 Sunnybrook, Schererville, IN stated he is here to give the Town Council an update on the Illiana Speedway. He stated that by the end of this month the Council will have a list every item that was in the contract on Phase I, to get ready for Phase II.

Mr. Reardon gave a presentation and spoke about each topic.

- ' Town of Schererville - RCS Partnership Overview
- ' Phase I Overview - Goals and Objectives
- ' Phase I Project Milestone - Understanding the Historical Context
- ' Phase I Project Milestone - Conducting Internal and External Stakeholder meetings
- ' Phase I Project Milestone - Establishment of PMO (Project Management Office)
- ' Phase I Project Milestone - Preparation to Engage Qualified Design Firms (RFQ)
- ' Phase II Overview - Goals and Objectives

Mr. Gorman stated it's his recommendation to continue with Reardon and Consultants to administer Phase II of this project.

Mrs. Arvanitis made a motion to approve the Professional Services Agreement between the Town of Schererville and Puglia & Cork, LLC, seconded by Mr. Guetzloff. Motion carries (3-1) Mr. Johnson voting no.

ITEM G. Consider Approval to Purchase Property Located at 854 Kennedy Avenue, Schererville, IN, from Wm. Walter's Industrial Properties in the Amount of \$46,567.00 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 right-of-way acquisition for the Kennedy Avenue Phase 2, property located at 854 Kennedy Avenue in the amount of \$46,567.00, based on the appraisal and some extra compensation for the paving that was recently done, as well as reorientation of Mr. Walter's parking lot after Kennedy Avenue goes through.

Mr. Guetzloff made a motion to approve the purchase of property at 854 Kennedy Avenue, in the amount of \$46,567.00, seconded by Mr. Johnson. All in favor (4-0).

ITEM H. Consider Approval of Advanced Payment for \$38,808.74 to Cover-Rite, Inc. for Material Deposit of Flooring for The Remodeling of the Police Department

Mr. Hansen stated that this prepayment amount will be for acquiring the flooring materials for the Police Department renovation. He stated that since this is a rather large sum of money, we wanted to ensure you that we are ok with moving forward with the prepayment. He stated that this is for materials only.

Mrs. Arvanitis made a motion to approve advance payment of \$38,808.74 to Cover-Rite, Inc., seconded by Mr. Guetzloff. All in favor (4-0).

ITEM I. Consider Acceptance of Change Order #1 from Hasse Construction Company, Inc. in the amount of \$25,250.00 For the Inverness Lane Storm Sewer Project

Mr. Simstad stated this is for two concrete headwalls one at each end of that project. He stated there was some unforeseen circumstances regarding those headwalls as they were not poured as we believed that they were and what was found was there was some material missing from underneath the flared end section.

Mr. Guetzloff made a motion to approve Change Order #1, seconded by Mrs. Arvanitis. All in favor (4-0).

ITEM J. Consider Approval of Pay Request #5 in the Amount of \$62,300.00 to Hasse Construction Company, Inc. for the Inverness Lane Storm Sewer Project

Mr. Simstad stated that is similar to the last item. He stated this is a pay request for the Inverness Lane Storm Sewer Project.

Mr. Guetzloff made a motion to consider approval of Pay Request #5, seconded by Mr. Johnson. All in favor (4-0).

ITEM K. Consider Acceptance of a New Contract between Hasse Construction Company, Inc. and the Town of Schererville With New Payment Terms for Construction of the Bio-Solids Building at the Wastewater Treatment Plant  
**(From Utility Board Meeting)**

Mr. Gorman stated this is the same contract that was approved at the Utility Board Meeting.

Mr. Guetzloff made a motion to accept the new contract between Hasse Construction Company, Inc., and the Town of Schererville, seconded by Mr. Johnson. All in favor (4-0).

ITEM L. Consider Approval of Pay Request #1 in the amount of \$209,094.50 to Hasse Construction Company, Inc. for the Bio-Solids Building Project at the Wastewater Treatment Plant

Mr. Gorman stated that this is pay request #1 for that project. He stated it's going to cover the engineering so that the project can move forward and the new bio-solids building can be engineered.

Mr. Johnson made a motion to approve Pay Request #1, seconded by Mrs. Arvanitis. All in favor (4-0).

ITEM M. Consider Acceptance of Conveyance of Property (Town Hall, Police Station, and Court) from the Building Corporation To the Town of Schererville, Lake County, Indiana and to Authorize the Town Manager, Director of Operations, Clerk-Treasurer and Town Attorney to Finalize Execution Of Documents

Mr. Gorman stated that when the Town Hall, Police Department and Town Court buildings were built there was a Building Corporation formed and they took out a bond. He stated that was a long term bond, and now that the bond is paid for, the property is still in the Building Corporation name and we want to transfer it to the Town of Schererville name.

Attorney Austgen stated that there is a procedural requirement to this. The Board of Directors of the Building Corporation need to meet and they need to authorize the conveyance of the two parcels back to Town Government. He stated that will happen with a meeting that will be called in conformance with the

law and there will be a Resolution authorizing the directing that to occur.

Mr. Johnson made a motion to defer this, seconded by Mr. Guetzloff. All in favor (4-0).

ITEM N. Consider Variance of Use to Allow Two (2) Drive-Thru Lanes Associated with the Financial Institution (Bank of America)

Board of Zoning Case #24-6-7  
Petitioner(s): Allegro Civil Engineers - Lauren Marshall  
Location: 341 Indianapolis Boulevard  
Board of Zoning Appeals Favorable Recommendation 4-0

Ms. Lauren Marshall, with Allegro Civil Engineers, stated that she is the planning technician that will be doing this project, along with the interior architects. She stated rendering so far is that there will be two proposed drive-through lanes facing away from Indianapolis Blvd, they will be tucked in behind the building and you can see it in the little corner picture (on projector screen). She said it is a little bit different from what they were actually proposing, it's going to be on the other side. Mr. Johnson asked if this is located on US 41 in between the Chick-fil-A and the empty lot that's between them. Ms. Lauren Marshall advised yes.

Mr. Johnson made a motion to approve the two drive-through lanes that was approved at the BZA meeting and to include the Findings of Fact from the BZA Meeting, seconded by Mrs. Arvanitis. All in favor (4-0).

ITEM O. Consider Acceptance of Donations \$1,340.29

Mr. Troxell read the list of donations into the record.

Mr. Guetzloff made a motion to accept the donations as read, seconded by Mr. Johnson. All in favor (4-0).

THEREUPON, Business from the floor

Mr. Jeff Minard, 1279 Poppyfield, Schererville, stated that he wanted to thank the Council for approving the Pennsy extension, the trail connectivity is one of those dear things to his heart.

Mr. Kevin Dean, 1905 Sir Richard Road, Schererville, thanked the Public Works Department for their prompt response when a tree on his property came down. He stated that he was able to push it out to the street and he was happy to see how quickly the Town of Schererville responded. Mr. Dean stated he has concerns on the Illiana Motor Speedway project. He said it was discussed back in March and there was a number like ninety or ninety five thousand dollars being funded to pay for the gentleman's work and what he was talking about tonight. He stated that he didn't hear anything mentioned on finances. Mr. Dean stated that this was done in March and it took until July to get a response on Phase 1.

Mr. Dean stated that he was told there was a serious water main break in Town and residents were without water for quite some time. He asked if the Town has a fund available for some of the old infrastructure in Town because he would hate to see the Town spend a lot of money for repairs. Mr. Dean also stated that he wants to get on record that the stop light turning onto Robinhood Blvd, needs to be changed. He stated that when you're going west on Route 30 you can't get to the left turn lane to turn onto Robinhood Blvd. and by the time you get up there the light has turned red.

Mr. Guetzloff stated that because this is a State Highway and in the past we have put in for a recommendation from the State regarding this issue and we have been turned down twice. Mr.

Guetzloff asked Mr. Gorman to look into this again with the State and maybe something has changed.

Meeting adjourned.

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THOMAS SCHMITT  
TOWN COUNCIL PRESIDENT

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Michael A. Troxell, IAMC, CMC, CPFIM, CMO  
TOWN CLERK-TREASURER

A TRUE COPY