

The Regular Town Council Meeting of the Town of Schererville, IN was called to order by President Thomas Schmitt at 6:43 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 and Thomas Schmitt. Council Members absent: Robin Arvanitis 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 Steve McNamara, Park Superintendent John Novacich, IT Robbie Hansen, NIES Engineering Neil Simstad, Director of Public Works Chad Nondorf, Director of Operations Andy Hansen, Town Manager Jim Gorman and Recording Secretary Robin Thiel.

THEREUPON, Approval of the minutes. Mr. Connelly made a motion to approve the minutes of the July 10, 2024 Public Meeting, seconded by Mr. Connelly. All in favor (3-0).

THEREUPON, Claims

- A. APV #115451 - APV #115977 on the General Docket, Totaling \$3,809,820.51
- B. APV #115454 - APV #115937 on the MVH Docket, Totaling \$108,408.53
- C. APV #115475 - APV #115906 on the Payroll Docket, Totaling \$1,794,528.68
- D. Various Funds, First National Bank of Omaha, Credit Card Charges, \$9,740.15
- E. Various Funds, Austgen Kuiper Jasaitis, July Legal, \$13,655.57
- F. Public Safety Fund, Franciscan Crown Point EMS Academy, Final Payment - J. Noto Paramedic Tuition, \$1,500.00
- G. Ambulance Fund, Peoples Bank, Principal & Interest Due, \$33,386.89
- H. Various Funds, Indiana Department of Workforce Development, Unemployment Claim, \$368.00
- I. Various Funds, H3 Concrete, Inc., Invoice #762, \$62,896.72
- J. Park Bond, Ser. 2018 Fund, Norfolk Southern, Invoice #93724882, \$1,549.29
- K. ARPA Fund, Hasse Construction Company, Inc., Pay Request #6 Inverness Lane Storm Sewer Project, \$20,000.00
- L. Various Funds, Peterson Consulting Services, Inc., Capital Asset Annual Engagement, \$4,050.00
- M. Various Funds, Rothschild Insurance Agency, Inc., Various Invoices, \$38,521.00
- N. Ambulance Fund, Eservices Technology, Various Invoices, \$15.00
- O. Various Funds, Auto-Wares, Parts, \$13,883.76
- P. Various Funds, Von Tobel, Supplies, \$76.07
- Q. General Fund - Admin, Walgreens, Immunizations, \$165.00
- R. Various Funds, Menard's, Supplies, \$12,199.70

Mr. Johnson made a motion to accept the claims as presented, seconded by Mr. Connelly. All in favor (3-0).

THEREUPON, Correspondence NONE

THEREUPON, Reports

Fire Chief Bob Patterson reported for the month of July. He stated that the Fire department responded to 271 EMS calls and 98 Fire related calls for a total of 369 calls for the month of July.

Deputy Police Chief Steve McNamara stated that the would like to thank the Park Department, Public Works Department, Town Administration and the Town Council for everything they did for National Night Out that took place on August 6th. He stated that they appreciate everything and also wanted to thank the citizens for coming out to support the National Night Out.

THEREUPON, Public Comments Regarding Agenda Items NONE

THEREUPON, Old Business

ITEM A. 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 (Deferred at July 10, 2024 Meeting)

Attorney Austgen stated that the Schererville Building Corporation Board of Directors met today, August 14th. He stated that the meeting was held for the purpose of catching up the entity formalities of the entity itself and addressing the transfer of the property owned by the Building Corporation back in ownership of the Town of Schererville. Attorney Austgen stated that back in 2002 when the Town Hall and Police Station were built, the financing method chosen was the Building Corporation lease purchase financing. He stated that was sufficient to make all the amenities correct and the details for the project were brought together. Attorney Austgen stated that those bonds have now been paid off and you're looking at other possible uses of the Building Corporation entity as the downtown of Schererville continues its development. Attorney Austgen stated that it was unnecessary for the Building Corporation to continue to own the property, it is the tax payer's property. He stated that the Board of Directors met and they unanimously approved to revert the ownership to the Town of Schererville through the Town Council. Attorney Austgen stated that it should be noted that Tom Kouros, Kathy Stone and Robin Thiel served the entire 22 years on that board.

Mr. Connelly made a motion to accept the property, Town Hall, Police Station and Town Court, from the Building Corporation to the Town of Schererville, seconded by Mr. Johnson. All in favor (3-0).

THEREUPON, New Business

ITEM A. Consider Acceptance of Professional Services with Peterson Consulting Services, Inc. in the amount of \$4,050.00 for the Capital Asset Report for Fiscal Year Ending December 31, 2024

Mr. Gorman stated that Peterson Consulting prepares the Gateway summary schedule for the Town of Schererville's annual finance reporting to the State Board of Accounts. He stated that some of these include the Town's asset additions as well as completed projects and land acquisition.

Mr. Johnson made a motion to accept the Professional Services with Peterson Consulting Services, seconded by Mr. Connelly. All in favor (3-0).

ITEM B. Consider Variance of Use to Allow a Private (By Appointment Only) Tattoo Studio within the U.S. 30 Commercial Corridor Overlay District

Board of Zoning Case #24-7-10
Petitioner(s): Element Private Studio -
Joseph Gralowski
Location: 6400 W. Lincoln Highway
Favorable Recommendation by the BZA (4-0) with
Conditions:

'Subject to this Location Only
'Subject to this Petitioner Only
'Subject to this Petitioner, Joseph Gralowski,
Being the Only Tattoo Artist providing tattoos
at this location

Mr. Gorman stated that Mr. Gralowski is looking to go into the office space at the Old Animal Hospital on Route 30, just east of RAL Landscaping, which is now home to Cliff's Heating and

cooling. Mr. Gorman stated that it came with a favorable recommendation from the BZA 4-0.

Mr. Johnson asked Mr. Galewski if there will be exterior signage and if so, how large will that be. Mr. Galewski stated that it will be underneath Cliff's Heating and Cooling sign. He stated that's the only exterior signage, and once he makes a logo that will probably be on the window. Mr. Johnson asked Mr. Galewski what his hours will be. Mr. Galewski stated they will be 12:00 pm to 8:00 p.m., so his last appointment is at 5:00 p.m. Mr. Johnson asked Mr. Galewski how long he has been in business. Mr. Galewski stated he just celebrated 16 years tattooing professionally.

Mr. Johnson made a motion to approve BZA Case #24-7-10, along with the Findings of Fact and the conditions from the BZA (listed above). Mr. Connelly. All in favor (3-0).

ITEM C. Consider Approval to Purchase Property Located at 1217-1219 Kennedy Avenue, Schererville, IN, from Steve A. Sadowsky in the Amount of \$211,750.00 (entire Property) 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 directly across from the Public Works Department, this is part of Kennedy Avenue Phase II. He stated that this will actually be the intersection of Junction and Kaeser Blvd., and there will be a traffic signal installed here. Mr. Hansen pointed out on the projection screen where the location is.

Mr. Johnson made a motion to approve the purchase of property located at 1217-1219 Kennedy Avenue, seconded by Mr. Connelly. All in favor (3-0).

ITEM D. Consider Approval of Purchase Property Located at 378 W. Division Street, Schererville, IN, from Z & B Properties in the amount of \$5,500.00 (Right of Way and Temporary Easement) 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 the Kennedy Avenue Phase II. He pointed out on the projection screen where the property is.

Mr. Connelly made a motion to approve the purchase of property at 378 W. Division Street, seconded by Mr. Johnson. All in favor (3-0).

ITEM E. Consider Donation to NICK Foundation for "The Great Gold Rush Race 6.0" in the requested amount of \$2,000.00

Mr. Gorman stated that this is a donation request from the Northwest Indiana Cancer Kids Foundation. They requested \$2,0000.00, the same figure as last year. He stated that it went before the donation committee and they approved it.

Mr. Connelly made a motion to donate \$2,000.00 to NICK Foundation, seconded by Mr. Schmitt.

Roll call vote: Mr. Johnson - Yes; Mr. Connelly - Yes; Mr. Schmitt - Yes. Motion carries (3-0).

ITEM F. Award Bid for Iris Lane Water Main Replacement Project

Mr. Simstad stated that they opened bids on August 9th, they had six bidders. He stated that the Engineers opinion of cost was \$373,200.00 and the lowest and most responsive and responsible

bidder was Rex Construction Company Inc., in the amount of \$296,750.00. Mr. Simstad stated that their recommendation is to award the bid to Rex Construction Company Inc.

Mr. Johnson made a motion to award the bid for the Iris Lane Water Main Replacement Project to Rex Construction Company Inc., seconded by Mr. Connelly. All in favor (3-0).

Mr. Gorman stated that during reports, Mr. Reardon was skipped and asked if he could give his report now. Mr. Gorman stated that Mr. Reardon has been working on our Illiana Project and is going to give us an update.

Mr. Reardon read the following update.

Summary List of Activities are:

- Conduct internal meetings (Study Sessions) with various elected officials, the Town Council, the Town's Professional Staff, the Park Board, the Planning Commission, and additional internal and external key stakeholders as identified by the town.
Met with Fire Chief, Police Chief, Clerk-Treasurer, and Schererville Baseball/Babe Ruth. Attended and presented before Plan Commission. Continue to meet with individuals, groups/organizations, municipalities, etc. having experience with similar projects adding to knowledge base.
- Engage professionals for the delivery of technical Studies include but not limited to an ALTA Survey, Environmental Audit, Geotechnical Drilling, Wetland Delineation, Topography, and Utilities. Assessments-Reports to be completed by qualified entity giving preference to RCS or firm with knowledge of site and in good standing with town.
Geotech, Environmental, and Wet Delineation site visits completed. Geotech report completed and submitted. Wetland map created and submitted. Data entry and report in progress. Report expected week of September 9th. Environmental User Questionnaires circulated. Report due first week in September. Facilitate bids from demolition and paving companies.
- Establish a project management office (PMO) providing a specific strategic roadmap and milestones throughout Phase 2 (Design Phase).
- Provide Town Staff and Officials with Summary Reports throughout Phase 2 (Design Phase) in the form of a bi-weekly meeting.
Communicate by email, telephone, and text. Establish monthly Zoom meeting.
- *Completed Interviews and pending selection of qualified Design Firm to lead Phase 2 (Design Phase) of the Project. Review interview notes and Zoom meeting. Conversations with Town Administration on going. Request Executive Session with Town Council to discuss leading to a selection of Design Firm.*

Mr. Johnson reminded Mr. Reardon that there is a Study Session on Wednesday, August 28th.

ITEM G. Consider Acceptance of Donations - \$9,414.45

Mr. Gorman read the list of donations for the month of July 2024 into the record.

Mr. Connelly made a motion to accept the donations as read, seconded by Mr. Johnson. All in favor (3-0).

THEREUPON, Business from the floor NONE

Mr. Kevin Dean, 1905 Sir Richard, Schererville, IN, stated that it is really hard to say no to kids with cancer, but his argument is you taking tax dollars and using them for these

donations. He stated he would appreciate it if the Town Council would try to refrain from using our tax dollars for things outside of Schererville.

Mr. Dean Johnson, 7412 Foxwood Drive, Schererville stated that oftentimes he is here with complaints, but not today. He stated that he came to thank Mrs. Arvanitis and the Departments that have been working along with her in regards to some issues that he was having. He stated that the Parks Department and Public Works have been out by the fencing behind Burr Street and they've been mowing and weed whacking that, it looks fantastic. He stated that Public Works also came out and cleaned up the entrance way to their subdivision. Mr. Johnson stated that in regards to the donations that the Council gives, he is with them 100%. He stated listening to all the in kind and monetary donations that the Town receives, he would think that the Town will continue to be a good neighbor when it comes to giving to other entities and/or foundations.

Mr. Dennis Hunter, a Veteran of the United States Army and a former Department of Justice employee stated he is here to bring to the Council a club he is involved with. He stated they are worldwide and he's trying to introduce it to Northwest Indiana. It's called "Experience the Smart Money Club" and the newest thing they have is a wealth mentorship program, it's for the youth but is open to everybody. He stated that expert instructors teach you online about Bitcoin Stocks, cryptocurrency and the new stuff that's coming up, for example AI. Mr. Hunter went into detail what the Club does and thanked the Council for letting him give his presentation.

Georgianna Glavas from Logan's Love, stated she is here to thank the Town Council, the Parks Department and the Police and Fire Departments for allowing all of the events that they have Logan Love's has done. She stated she would like to invite everyone to the Autism walk this weekend on Sunday at Rohrman Park. The proceeds from the event are going to continuing with Project Lifesaver, continuing the Ben's blue bags.

Meeting adjourned.

THOMAS SCHMITT
TOWN COUNCIL PRESIDENT

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

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