

The Regular Town Council Meeting of the Town of Schererville, IN was called to order by President Thomas Schmitt at 6:44 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, Fire Chief Robert Patterson, 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 August 14, 2024 Public Meeting, seconded by Mr. Connelly. All in favor (5-0).

THEREUPON, Claims

- A. APV #115979 - APV #116404 on the General Docket, Totaling \$2,135,310.99
- B. APV #115979 - APV #116390 on the MVH Docket, Totaling \$91,201.84
- C. APV #116017 - APV #116368 on the Payroll Docket, Totaling \$1,199,117.97
- D. Various Funds, First National Bank of Omaha, Credit Card Charges, \$16,210.84
- E. Public Safety Fund, Bank of America, Principal + Interest Due - 2021 Vehicle & Equipment Lease, \$166,358.83
- F. Various Funds, Austgen Kuiper Jasaitis, August Legal, \$12,751.13
- G. Various Funds, H3 Concrete, Inc., Invoice #786, \$91,575.18
- H. Various Funds, Rothschild Insurance Agency, Inc., Various Invoices, \$4,534.00
- I. Ambulance Fund, Eservices Technology, Invoice #1026-04703, \$15.00
- J. General Fund - Planning & Building, Julie Stephens, Refund - Business License, \$25.00
- K. General Fund - Police, Governmental Interinsurance Exchange, Invoice #2024080008, \$1,791.00
- L. Various Funds, Menards, Parts/Supplies, \$9,575.03
- M. Various Funds, Lowe's, Parts/Supplies, \$9,831.51
- N. Various Funds, Auto Wares, Parts, \$7,280.52

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

Chief Patterson reported that the Schererville Fire Department responded to 284 EMS calls and 82 Fire calls for the month of September. Chief Patterson stated that on October 5th between the hours of 11:00 a.m. and 2:00 p.m. they will be hosting their annual open house at Fire Station 2, located at 280 Plum Creek Drive. Everyone is welcome.

Chief Sormaz stated that back on August 16th, Dunkin Donuts here in Town supported an Indiana Special Olympics event "Cop on the rooftop" and the Schererville FOP and Schererville Police Department supported the event. Chief Sormaz reported that the Schererville Police Department came in number one with the amount of donations again this year, for the third year in a row. He stated they collected \$7,203.00 in eight hours of the event. Chief Sormaz stated that 100% of the money is donated to the Indiana Special Olympics.

Mr. Nondorf reported that the Main Street road resurfacing project will be starting on September 17th and run through October 4th. It will be from Cypress Drive to the railroad tracks near Cooper's Hawk. Mr. Nondorf stated that this project is between the Town of Schererville and the Town of Highland. He stated that the

concrete work will be done during the daytime hours and the milling will occur at night between the hours of 8:00 pm and 5:00 am.

Mr. Pat Reardon gave a report on the Illiana Speedway Project. He stated that since their last meeting they have continued wrapping up the written aspects portions of the due diligence items we recently received from the wetland delineation report from Solo Solutions. He stated they are going through that right now, they have shared that document on tonight's agenda relating to the environmental change order associated with the environmental review research. Mr. Reardon stated that the change order comes from Americo Inc., relating to Phase 2. It's really a continuation of the investigation again, ultimately for the public safety and to ensure that as this project moves forward they know that they are building in a safe area.

THEREUPON, Public Comments Regarding Agenda Items NONE

THEREUPON, Old Business NONE

THEREUPON, New Business

ITEM A. PUBLIC HEARING

Public Hearing on Proposed 2025 Town Budget Ordinance No. 2012 - review and discuss (**First Reading**)

Mr. Troxell stated that this is the 1st of 3 hearings that will be held on the Town Municipal Proposed 2025 Budget. He stated that this meeting is a public hearing and citizens will be given the opportunity to speak.

Mr. Troxell stated that this meeting notice needed to be submitted through the State Gateway Program at least ten days prior to tonight's meeting and it was submitted on Thursday, August 28, 2024.

Mr. Troxell stated that he has copies of the Form 3 which is the Budget estimate for Year 2025 that was submitted through Gateway. The budgeting process is for 18 months (July 1st to December of the follow year), reviewing of past budgets, identifying and forecasting revenue for the coming period, and assigning amounts to spend on the Town's various costs. DLGF has stated a 4% Levy increase has been approved for 2025. A 4.25% Levy increase has been used for our budget estimate.

OPEN TO THE FLOOR FOR PUBLIC COMMENT

NO COMMENTS FROM THE FLOOR

CLOSED TO THE FLOOR FOR PUBLIC COMMENT

Mr. Guetzloff made a motion to authorize the Clerk-Treasurer to prepare all documents pertinent to the 2025 Budget for final action on Wednesday, October 16, 2024 at 6:30 p.m. at this meeting room, seconded by Mrs. Arvanitis. All in favor (5-0).

ITEM B. Consider Authorizing the Town Council President to Execute The Kennedy Avenue Bridge Project Railroad Agreements Between the Town of Schererville and Canadian National And Norfolk Southern Railroads for Phase 1 and Phase 2 of the Project.

Mr. Hansen stated that this is for both Phase 1 and Phase 2 of the Kennedy Avenue project. There will be two separate agreements for each railroad, two for Canadian National and two for Norfolk Southern. He stated that the current estimates are approximately a million dollars for both, but State Statue also requires them to pay 5% of the total cost of the Bridge Project. Mr. Hansen stated that this is kind of time sensitive because of the nature of the grant process, so this needs to be authorized to allow this project to move forward.

Mr. Johnson stated to be clear, we don't have the agreements yet but we're authorizing the President of the Council, Town Staff and Legal Counsel to review those and finalize them as soon as they come in, that way we don't have to delay our process.

Attorney Austgen stated that he has reviewed the documents and they are in good order, all they have to have is to just fill in the amount and sign off on the agreement.

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

ITEM C. Consider a Variance to Allow a Drive-Thru Lane within the U.S. 30 Commercial Corridor Overlay District

Board of Zoning Case #24-8-11
Petitioner(s): DVG Team, Inc. - James Hus, P.E. and Grit and Grind, LLC
Location: 1018 W. Lincoln Highway
BZA Favorable Recommendation 5-0 with One (1)
Condition - For Current Petitioner Only

Mr. Gorman stated that this particular property is located on the west side of Grimmer Service Center on Route 30. He stated that it came with a favorable recommendation from the BZA. Mr. Gorman stated that there are a total of 800 of these stores nationwide. He stated that Mr. Hus is here this evening if you have any questions for him. Mr. Gorman stated that there is one condition and it's the same condition for both (Item C & D), and that condition is that this is for this petitioner only.

Mrs. Arvanitis made a motion to approve BZA Case #24-8-11 and to incorporate the BZA's Findings of Fact and the one condition, seconded by Mr. Johnson. All in favor (5-0).

ITEM D. Consider a Variance to Allow a Drive-Thru Lane Within the U.S. 30 Commercial Corridor Overlay District

Board of Zoning Case #24-8-12
Petitioner(s): DVG Team, Inc. - James Hus, P.E. and Grit and Grind, LLC
Location: 790 W. Lincoln Highway
BZA Favorable Recommendation 5-0 with One (1)
Condition - For Current Petitioner Only

Mr. Gorman stated that this is very similar to the previous item. He stated it has the same conditions, same petitioner and same company going in there. Mr. Gorman stated that it's located at the Northwest corner of Cline Ave and Route 30, it is where the old Harris Bank was.

Mr. Johnson made a motion to approve the BZA variance to allow drive-thru within the US 30 corridor overlay district, Board of Zoning Case 24-8-12, location 790 West Lincoln Highway, including and incorporating the BZA's favorable recommendations, findings of fact and the condition that this is for the current petitioner only, seconded by Mrs. Arvanitis. All in favor (5-0).

ITEM E. Consider Acceptance of Contract between the Town of Schererville and CSK Architects P.C. for Design and Engineering of the New Fire Station in the Amount of \$375,000.00

Mr. Gorman stated that this is a proposal to design the proposed Central Fire Station located downtown on Joliet Street. It includes architectural structural, plumbing, mechanical, electric engineering and utility locations within the building. He stated that this proposal also handles the bidding process for the project to go out to bid. He stated that the civil engineering and site utilities will be done by our in-house engineer.

Mr. Guetzloff made a motion to approve the contract between the Town of Schererville and CSK Architects P.C., seconded by Mrs. Arvanitis. Motion carries (4-1) Mr. Johnson voting no.

ITEM F. Consider Approval to Purchase Property Located at 6909 W. Lincoln Highway, Schererville, IN from Lincoln Properties LLC in the amount of \$80,500.00 and to Authorize the Town Manager, Director Operations, Clerk-Treasurer and Town Attorney to Finalize Execution of Documents (Illiana Speedway)

Mr. Gorman stated that this is a piece of land, 900' x 155' that is on the southern portion of Lincoln Properties. He stated that we already have everything to the west of that as well to the south of that. Mr. Gorman stated that this is just to get a little bit more property. He stated it's about 3.2 acres.

Mr. Johnson made a motion to approve the purchase of property at 6909 W. Lincoln Highway, Schererville, IN, seconded by Mr. Connelly. All in favor (5-0).

ITEM G. Consider Acceptance of Change Order of Phase I of the Agreement between the Town of Schererville and Puglia & Cork LLC (d/b/a Reardon Consulting Services) for *Phase II Environmental Services* (Increase of \$29,135.00) (Illiana Speedway Project)

Mr. Gorman stated that the change order is for Phase 2 environmental on that property. He stated that Phase 1 environmental was already done and based on the Phase 1 report they recommend a Phase 2, which they'll dive deeper into the environmental part of that because it was a racetrack, there's evidence of possible old wells that are on that site. Mr. Gorman stated that Phase 1 has turned into a Phase 2.

Mr. Johnson asked Mr. Gorman if we are paying Mr. Reardon's Consulting Firm or are we paying Americo, or are we paying Mr. Reardon and then he's paying Americo because everything went through him. Mr. Gorman stated that we pay Mr. Reardon and he will pay Americo.

Mr. Connelly made a motion to approve Change Order of Phase 1, seconded by Mrs. Arvanitis. All in favor (5-0).

ITEM H. Consider Approval of Change Order in the Amount of \$8,069.00 from CSK Architects P.C. for the Bio-Solids Storage Building **(From Utility Board Agenda)**

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

ITEM I. Consider Acceptance of Agreement between the Town of Schererville and St. George Greek Orthodox Church

Mr. Gorman stated that this is a new agreement for parking on the St. George Greek Orthodox Church property for Schererville residents who frequent Stephen's Park for various sporting events. Mr. Gorman stated that our parking lot is not big enough to handle the crowds we have for those events. He stated that we used to have an agreement with them that we renewed every year since 2014. He stated that the parking lot is in dire need of paving, so we came up with an agreement to participate in the paving of the north parking lot. Mr. Gorman stated that it is for a twenty year lease and the amount is \$200,000.00 and they will also get to use our Show mobile for three years.

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

Mr. Schmitt stated he would like to thank the Staff and also the board from St. George Greek Orthodox Church for negotiating this agreement.

ITEM J. Proclaim September 17, 2024 to September 23, 2024 as "Constitution" Week in the Town of Schererville.

Mr. Schmitt read the proclamation in its entirety.

Mr. Guetzloff made a motion to proclaim September 17, 2024 to September 23, 2024 as "Constitution" Week in the Town of Schererville, seconded by Mrs. Arvanitis. All in favor (5-0).

ITEM K. Proclaim September 23, 2024 to September 29, 2024 as "National See Tracks Think Train Week" in the Town of Schererville.

Mr. Schmitt read the proclamation in its entirety.

Mr. Guetzloff made a motion to proclaim September 23, 2024 to September 29, 2024 as "National See Tracks Think Train Week" in the Town of Schererville, seconded by Mr. Connelly. All in favor (5-0).

ITEM L. Consider Donation to Schererville Baseball League for Top Tier NWI American 12U Baseball Team (\$1,000.00) For Uniforms and Equipment.

Mr. Gorman stated that this is a donation request that we received from the Schererville Shock 12U Baseball Team. Mr. Gorman stated that the donation was approved by the Donation Committee, with the stipulation that those funds go to the Schererville Baseball League and they will distribute the donation to the Schererville Shock 12U baseball team.

Mr. Johnson stated that this was for the World Series tournament in Ohio. He stated they did not win unfortunately, but they participated and had a great experience. He stated that they had a couple of wins but was knocked out of the competition.

Mrs. Arvanitis made a motion to donate \$1,000.00 to the Schererville Baseball League, seconded by Mr. Johnson. All in favor (5-0).

ITEM M. Consider Acceptance of Recommendation for RCS (Reardon Consulting Services) to Utilize American Structure Point Inc. to Complete Three (3) Conceptual Design Services For Phase 2 of the Illiana Speedway Project

Mr. Gorman stated that we had a public study session last month to discuss the request for qualifications that Reardon Consulting Services recommended. He stated that based on those request they are going with American Structure Point. He stated that they will come up with three conceptual designs for Illiana.

Mrs. Arvanitis made a motion to accept the recommendation for RCS, seconded by Mr. Guetzloff. All in favor (5-0).

ITEM N. Consider Acceptance of Donations \$1,344.59

Mr. Troxell read the list of donations for the month of August 2024 into the record.

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

THEREUPON, Business from the floor NONE

Meeting adjourned.

THOMAS SCHMITT
TOWN COUNCIL PRESIDENT

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

A TRUE COPY