

A Special Town Council Meeting of the Town of Schererville, IN was called to order by President Thomas Schmitt at 5:30 p.m., in the Schererville Town Hall, 10 E. Joliet Street Schererville, IN.

Attendance was taken with the following Board Members present: Caleb S. Johnson, Kevin Connelly, Robin Arvanitis, Rob Guetzloff and Thomas Schmitt. Staff members present: Attorney David Austgen, Park Superintendent John Novacich, IT Robbie Hansen, 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, Public Comments Regarding Agenda Items

THEREUPON, Old Business

ITEM A. Consider Acceptance and Approval of a Supplemental 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  
**(Deferred from November 13, 2024 Meeting)**

Mr. Gorman stated that this supplemental agreement will allow Reardon Consulting Services to continue to move forward with American Structurepoint into preliminary design phase which will include the development of projects scheduled, site research, diagrams and final preferred Park Master Plan. Mr. Gorman stated that we already approved Reardon's participation in this at the July 2024 meeting, which is his Phase 2 agreement and this is the Phase I agreement with American Structurepoint.

Mr. Connelly asked Mr. Gorman shouldn't this agreement be between the Town and American Structurepoint instead of a third party. Mr. Gorman stated that the way we did things for Phase 1, they organized and administered all of the contracts with the soil guy and the environmental guy. He stated they paid them and the Town paid Reardon. He stated that since he is working for us, they are our consultant on this project. Mr. Connelly stated but now we are getting to the design phase. Mr. Gorman stated that we are not getting to the design phase, that the design phase will be another phase with American Structurepoint, this is just the concept plan. Mr. Gorman stated that when we do get into engineering and drawings, that will be Phase 2 of American Structurepoint. Mr. Connelly asked if at that point will the agreement be between American Structurepoint and the Town. Mr. Gorman stated yes it will.

Mr. Johnson stated he has a few questions for Mr. Reardon. He advised Mr. Reardon that he was reviewing the contract and it doesn't appear that we are considering in the contract any of Rohrman Park. He asked if that was by direction or is it something we didn't want to include at this point. Mr. Johnson stated that there has been talk at the various study sessions and conversations that we have had on what to do, how to incorporate the two properties together. He stated that if we are not considering in the concept Rohrman Park in addition to the Illiana Property then we are limiting ourselves and our view and our concepts to only half of what we have available to us to work with.

Mr. Reardon stated that Rohrman Park has always been a consideration of this project. He stated that while their focus has been on Illiana redevelopment, certainly that includes connectivity with Rohrman Park. Mr. Reardon spoke about the different scenarios that Rohrman Park is connected to this project. He stated that they are prepared, with approval tonight, they will be sitting down with Structurepoint and sharing every idea, every concept that has been put forward.

Mr. Johnson stated that he doesn't want to approve a contract that you (Mr. Reardon) have negotiated with American Structurepoint that doesn't reference in any way shape or form bike trails for Rohrman Park. He stated that their concept is going to be 100% isolated to Illiana and then we are getting bad results, we are paying \$87,000.00 for something that isn't what we want.

Mr. Reardon stated that he can tell Mr. Johnson that will not happen. He stated that they will connect these parcels. These universal items that he referenced will be included and ultimately the members of the Council and the professional staff will have to make some tough decisions, but they will be great decisions.

Mr. Schmitt stated that we will also have that problem with the property out front on US 30 and how it will connect with the commercial part.

Mr. Guetzloff asked Mr. Reardon if he would see a problem if we added that into the contract. Mr. Reardon advised no.

Mr. Guetzloff made a motion to approve the contract with the amendments regarding Rohrman Park into this contract, seconded by Mr. Connelly.

Mr. Schmitt asked for roll call vote: Mr. Johnson - Yes; Mr. Connelly - Yes; Mrs. Arvanitis - Yes; Mr. Guetzloff - Yes; Mr. Schmitt - Yes. Motion carries (5-0).

THEREUPON, New Business

ITEM A. Ord. #2015, An Ordinance Establishing a Department of Stormwater Management for the Town of Schererville, Lake County, Indiana, and all Matters Related Thereto

Mr. Gorman stated that this Ordinance will create a Department of Stormwater Management, under statutory provisions the establishment and creation of a Stormwater Management is needed in order to provide a proper Resolution to the existing Storm Drainage conditions and maintenance of the Storm Drainage system throughout the Town. Mr. Gorman stated that the Board will consist of three members, similar to the Water Board, they will approve claims and hold hearings for Public notices as well as oversee financing for Stormwater projects. He stated that this Ordinance creates a special taxing district, which includes all municipal boundaries of the Town of Schererville for the purpose of Stormwater collection and disposals.

Attorney Austgen advised that the Council does not need to name anyone this evening as members of this board, but you can if you want. He stated that membership will be required, you will need to appoint three members. He stated that they could do what the Water Board does and you can add additional responsibilities to the Council.

Mr. Schmitt asked Attorney Austgen if tonight we are just establishing a Stormwater Management Board and at the next meeting we could appoint the members. Attorney Austgen stated that they could and he would suggest you do it at year end, for next year start. Mr. Schmitt stated that they will appoint members at the meeting that 2025 appointments are made.

Mr. Connelly asked Attorney Austgen if he would advise that the Board be comprised of Council Members, similar to Waterworks Board. Attorney Austgen stated yes.

Mrs. Arvanitis made a motion to consider on 1<sup>st</sup> reading, Ordinance #2015, seconded by Mr. Connelly. All in favor (5-0).

Mrs. Arvanitis made a motion to adopt Ordinance #2015, seconded by Mr. Connelly. All in favor (5-0).

ITEM B. PUBLIC HEARING

Ord. #2016, An Ordinance Establishing a Storm Water Utility User Fee for the Town of Schererville, Lake County, Indiana, Adopting Storm Water Service User Fee Rates and Policies for the Town, Repealing all Town Code Sections and Ordinances, or Parts Thereof, in Conflict Herewith, and all Matters Related Hereto, Establishing A Schererville Stormwater Improvement Special Fund, Directing the Payment of Certain Stormwater Fee Rates And Charges Collected by the Town of Schererville, Indiana, from the Owners of Property Served by the Stormwater Utility into the Schererville Stormwater Improvement Special Fund and all Matters Related Thereto

Attorney Austgen stated that all the proof of publications are in order.

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

Mr. Gorman stated that this is an ordinance that has been three to four years in the making. Mr. Gorman stated that they knew we needed this ordinance, they have recently done inventory. Mr. Gorman stated that he is going to turn this over to Mr. Hansen.

Mr. Hansen stated that back in 2021 when he was Public Works Director they started getting a decent amount of sink holes and failed corrugated steel pipes throughout the Town. Mr. Hansen stated that a few years before that they started to GIS system for the water and sewer utilities, so they utilized that system to create a Stormwater large culvert inventory. Mr. Hansen put a map up on the projector and explained where all of the streams are located and all of the different culverts that the Public Works has performed over the last few years.

Mr. Connelly asked Mr. Hansen if he knows what the cost has been so far for these projects. Mr. Hansen stated he would get into that but he wanted to show the Council some of the current conditions. Mr. Hansen went over some of the areas that have been inspected so far and showed on the projector screen what some of these large culverts current conditions are. Mr. Hansen stated that in order to create a fund to fund these projects, they would like to establish this fee. Mr. Hansen showed the Council some of the recent projects that they have done and how much the cost was. Mr. Hansen stated that they just changed the one on Deer Creek drive by Eagle Ridge Drive by the post office. He stated that one cost \$445,000.00 and they were lucky enough to get the Little Calumet River Basin to pay for half of that however, they will no longer pay for any culvert replacement projects.

Mr. Hansen stated that for some of the other projects they have used some Stormwater permit fees, which is very minimal. Mr. Hansen stated that one of the larger project they just did was the Inverness Drive project, which is in Briar Ridge. He stated that that project cost \$1,355,000.00, they received \$250,000.00 from Dan Dernulc from Lake County and the remainder of that came from ARPA Funds. Mr. Hansen stated that our Financial Consultants London Witte did a rate study this year and Bob Reynolds from London Witte is here this evening to do a summary of the study and answer any questions.

Bob Reynolds, London Witte Group, explained how they approached this and how they got to the numbers and where they are at. Mr. Reynolds stated that when they started this study they had to calculate for every parcel in the Town. He stated based on their study they came up with what is called ERU (Equivalent Residential Unit). He stated they then came up with an amount for single residential property, two dwelling properties, apartments, commercial properties and finally undeveloped properties. Mr. Reynolds went into great detail on their ERU study and they did a second study on this and they allocated the cost based on property class.

Mr. Hansen stated that 92% of our parcels are classified as residential and the vast majority of them are single family.

Mr. Johnson asked Mr. Reynolds what their recommendation is on how often we go back and recalculate the properties. Mr. Reynolds said to be most accurate, he would recommend it be done every year.

Mr. Schmitt stated speaking for the whole Council they would like to thank Mr. Reynolds for all of his hard work he has put into this. Mr. Schmitt also thanked the Staff and the Clerk's staff for getting Mr. Reynolds all of the information.

Mr. Gorman stated that this Ordinance will implement a fee based on ERU's, basically 92% of the parcels are classified as residential single family dwelling and they will pay \$4.06 a month and this fee will be on the Lake County Tax bill. Mr. Gorman stated that the Stormwater fee will generate just over \$900,000.00 in yearly revenue, this would offset cost that we currently spend on water and sewer utilities when we do maintenance on the storm sewers. He stated that this would pay for anything storm related, capital improvements, culverts, manholes, miscellaneous repairs, Nipsco bills at the Stormwater stations for the pumps, retention areas and beaver relocations. Mr. Gorman stated that our fee is the lowest in the County.

Mr. Johnson stated he wants to make sure that this is not going to be used to pay for staffing. Mr. Gorman stated that we don't know at this time, but it can be used for staffing that does work on Stormwater maintenance.

Mrs. Arvanitis made a motion to consider on 1<sup>st</sup> reading, Ordinance #2016, seconded by Mr. Guetzloff.

Mr. Johnson stated that he wants to make sure that this is being used for capital improvements and maintenance and not paying for staffing. He stated that he does not want to vote in favor of an Ordinance that is establishing a fee so we can hire more people. Mr. Johnson stated that he is interested in this because of the need for preventative maintenance, repairs and infrastructure improvement. He stated that he knows staff is a part of that, but we already have the staff.

Mr. Hansen stated that it wouldn't be adding staff, but an example, if Mr. Nondorf spends 5% of his time on Stormwater stuff, we would take 5% of his salary paid out of Stormwater.

Attorney Austgen stated that this use for funds for the personnel class that you referenced is permitted under Indiana Code.

Mr. Schmitt asked for a roll call vote: Mr. Johnson - Yes; Mr. Connelly - Yes; Mrs. Arvanitis - Yes; Mr. Guetzloff - Yes; Mr. Schmitt - Yes. Motion carries (5-0).

Mrs. Arvanitis made a motion to adopt Ordinance #2016, seconded by Mr. Guetzloff. Roll call vote: Mr. Johnson - Yes; Mr. Connelly - Yes; Mrs. Arvanitis - Yes; Mr. Guetzloff - Yes; Mr. Schmitt - Yes. Motion carries (5-0).

Attorney Austgen stated that the adopted Ordinance needs to be published now.

THEREUPON, Business from the floor NONE

Meeting adjourned.

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THOMAS SCHMITT  
TOWN COUNCIL PRESIDENT

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

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