

The Regular Town Council Meeting of the Town of Schererville, IN was called to order by President Rob Guetzloff at 7:07 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, Thomas Schmitt and Rob Guetzloff. Council Member absent: Robin Arvanitis. Staff members present: 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, Town Engineer Neil Simstad, Director of Public Works Andy Hansen, Director of Operations Jim Gorman, Town Manager Robert Volkmann, Clerk-Treasurer Michael Troxell and Recording Secretary Robin Thiel.

THEREUPON, Approval of the minutes. Mr. Johnson made a motion to approve the minutes of the November 10, 2021 Public Meeting, seconded by Mr. Connelly. All in favor (4-0).

THEREUPON, Claims

- A. Apv #99727 - Apv #100164 on the General Docket, Totaling \$1,877,780.96
- B. Apv #99735 - Apv #100161 on the MVH Docket, Totaling \$206,342.19
- C. Apv #99802 - Apv #100152 on the Payroll Docket, Totaling \$1,254,190.08
- D. Various Funds, First National Bank of Omaha, November Credit Card Charges, \$8,816.16
- E. Various Funds, Austgen Kuiper Jasaitis, November Legal, \$11,127.54
- F. Park Bond Series 2018 Fund, Austgen Kuiper Jasaitis, Pennsy PH. IV NLT-1-12 Parcel Acquisition, \$25,505.34
- G. Various Funds, Enterprise Fleet, Monthly Lease, \$3,346.64
- H. Various Funds, NIES Engineering, November Invoices, \$27,066.16
- I. Park District Bond Debt 2004 Fund, Wells Fargo, Principal & Interest Due - Park Bond 2004, \$126,137.50
- J. Cum Cap Development Fund, Peoples Bank, Principal & Interest Due 2020 Fire Truck, \$65,472.98
- K. Cum Cap Development Fund, Government Leasing & Finance, Inc., Principal & Interest Due - 2019 Help Lease, \$229,286.54
- L. 2016 Taxable G.O. Bond Debt Service Fund, Huntington Bank, Principal & Interest Due - Taxable General Obligation Bonds, Series 2016, \$111,472.50
- M. Park Dist. Bonds Series 2018 Debt Service Fund, Huntington Bank, Principal & Interest Due - Park District Bonds, Series 2018, \$401,603.00
- N. Park Bond 2018 Fund, Integral Construction, Various Playground Renovations, \$87,741.00
- O. Park Bond 2018 Fund, Landscape Structures, Lake of the Meadows Playground Equipment, \$130,709.00
- P. Building Corp Lease Fund, First Financial Bank, Principal & Interest Due, \$485,000.00
- Q. Park Non-Reverting Fund, Joe Gonsiorowski, Program Refund, \$12.66
- R. Various Funds, Harris Computer Systems, Training, \$900.00
- S. General Fund - Police, Stripes, Lettering on Code Enforcement Vehicle, \$525.00
- T. General Fund - Fire, Impact Networking, Copier Service Contract, \$36.00
- U. Various Funds, Menards, Miscellaneous Supplies, \$3,592.92
- V. Various Funds, Napa, Miscellaneous Parts, \$476.03
- W. Various Funds, Auto Wares, Miscellaneous Parts, \$7,687.28
- X. Public Safety Fund, Franciscan Alliance EMS Academy, 1<sup>st</sup> Installment - Training, \$8,800.00

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

THEREUPON, Correspondence NONE

THEREUPON, Reports

Fire Chief Patterson reported that the Schererville Fire Department responded to 312 EMS calls and 47 Fire Related calls for a total of 359. Chief Patterson stated that they have posted advertisement for the hiring of two additional full-time firefighters to our staff. Chief Patterson stated that on December 13, 2021 at 6:00 pm they will be swearing in their six new firefighters they just hired, bring their staff back up to 18.

Mr. Volkmann stated that Chief Patterson inquired about online job applications. He said he spoke to our IT Department and they have an online component, they are looking at the security levels and what else they would need for that, so when you do advertise, you should be able to get applicants online.

Deputy Police Chief Steve McNamara stated that they are going to be swearing in two new police officers on Monday, December 13, 2021 at 9:00 am in the Town Court. He stated that these officers will be handling some inside training for a few weeks and they will respond to the academy in January, along with the four other officers that were hired in November.

THEREUPON, Public Comments Regarding Agenda Items NONE

THEREUPON, Old Business

ITEM A. Ord. #1975, 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 (**Second Reading**)

Mr. Volkmann stated we had a draft copy of the ordinance last month and you did approve it on 1<sup>st</sup> reading. He said there were some minor changes, which were sent to the Council Members.

Mr. Schmitt made a motion to consider Ordinance #1975 on 1<sup>st</sup> reading, seconded by Mr. Connelly. All in favor (4-0).

Mr. Schmitt made a motion to adopt Ordinance #1975, seconded by Mr. Johnson. All in favor (4-0).

THEREUPON, New Business

ITEM A. **Public Hearing**

Proof of Publication  
Open to the Floor  
Closed to the Floor

Ordinance #1976, An Ordinance Vacating a Utility Easement in The Town of Schererville, Lake County, Indiana, and all Matters Related Thereto

Mr. Volkmann stated that the Proofs of Publication are in order. Mr. Guetzloff read Ordinance #1976 by title only.

Mr. Volkmann stated that this is for an abandoning easement that was no longer needed.

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

Mr. Connelly made a motion to consider on 1<sup>st</sup> reading, Ordinance #1976, seconded by Mr. Johnson. All in favor (4-0).

Mr. Connelly made a motion to adopt Ordinance #1976, seconded by Mr. Schmitt. All in favor (4-0).

ITEM B. Ord. #1977, An Ordinance Amending Town Ordinance No 1829, Being: "An Ordinance Amending Town Ordinance 1563, Being: "An Ordinance Amending Town Code Sections 3-1 and 3-2 Pertaining to the Method by which Town Council Members Are elected and pertaining to the Geographic Boundaries Of Districts (Wards) in the Town of Schererville, and Repealing all Town Code Sections and Ordinances, or Parts Thereof, in Conflict Herewith", Repealing all Town Code

Sections and Ordinances or Portions Thereof,  
In Conflict Herewith and all Matters Related Hereto.

Mr. Volkmann stated that every ten years we need to balance our Wards according to the census. He stated that the census was completed this year, data was given to us a little bit late and because we have elections next year, we have to accomplish this before the end of this year. Mr. Volkmann stated that this is a redraw of the Ward maps. He stated that Mr. Schmitt worked on this in conjunction with the other Board members and he thinks everyone is in agreement with the proposed new maps.

Mr. Schmitt stated that this has to be done every ten years and thanked all of the Staff members and Council members who helped with this.

Mr. Schmitt made a motion to consider on 1<sup>st</sup> reading, Ordinance #1977, seconded by Mr. Connelly. All in favor (4-0).

Mr. Schmitt made a motion to adopt Ordinance #1977, seconded by Mr. Johnson. All in favor (4-0).

ITEM C. Consider Request for Variance of Use to Allow a Drive-Thru Lane within the U.S. 41 Commercial Corridor Overlay District

Board of Zoning Appeals Case #21-11-22  
Petitioner(s): David Hene - Location Finders  
International; Amanda Schwerin - HD Group  
Location: 67<sup>th</sup> & U.S. 41 (Southeast corner)  
Favorable Recommendation by BZA (5-0)

Mr. Volkmann stated that this is the property on 67<sup>th</sup> and US 41, it is proposed for a Portillo's with a drive through. He stated they are scheduled to be before the Plan Commission next month. Mr. Volkmann stated that they have accommodated a lot of stacking, they seem to be very efficient in operating their drive-thru, making sure there is adequate spacing. Mr. Volkmann stated it comes to the Council with a 5-0 from the BZA.

Ms. Schwerin from the HD Group stated she is here to take any questions. Mr. Johnson stated that he sees there is three lanes of drive-thru proposed. He stated he was at the BZA hearing and one of those lanes is for online orders or something along those lines. Ms. Schwerin stated they do have a lane that at some point they will use it for online orders. But, typically how it works is all three will be drive thru lanes, their employees will come out and they will take orders and then they close off the last drive thru lane, which will be a bypass lane, so once you get your order you will be able to get out.

Mr. Johnson stated that he is a little concerned about the entrance/exit proposed down into the Strack's Plaza that is right in front of the drive-thru lane and right near US 41. He stated he is concerned about a lot of traffic exiting right after they get their food and trying to get out onto Route 41.

Ms. Schwerin stated that they are coming before the Plan Commission study session to go over the site plan.

Mr. Johnson made a motion to approve the Variance of Use to allow drive thru lane within the US 41 Commercial Corridor overlay district, BZA Case #21-11-22, and to adopt the Findings of Fact as presented by the BZA, seconded by Mr. Connelly. All in favor (4-0).

ITEM D. Award Bids for Community Development Block Grant (CDBG)  
Rohrman Park Project

Mr. Simstad stated that he has the bid report for the Town of Schererville CDBG Project, which is a grant from the Lake County Economic Development Department to the Town which is being used on Rohrman Park facilities. He stated that the bids were opened yesterday at 9:00 am, they have four bidders and the range of bids were from \$132,000.00 to \$157,598.20. Mr. Simstad stated that all bidders submitted the required bid security, only three bidders submitted the non-collusion affidavit, which was required. Mr. Simstad stated that after review of the bids, the project should be awarded to the most responsive/responsible bidder, and being that the bid for Integral Construction is considered non responsive as it did exclude the non-collusion affidavit as was required. The award is recommended to be made for Gariup Construction Co. Inc., in the amount of \$149,500.00. Mr. Simstad stated that this has been reviewed by Town Staff and Town Attorney.

Mr. Johnson stated "so it is going to cost us more money because they didn't submit that affidavit." Mr. Simstad stated that they are considered non responsive because they did not submit a required a portion of the bid document. He stated that is not only required by your local ordinance, it is by State Statute.

Mr. Schmitt made a motion to award the bid to the most responsive/responsible bidder, Gariup Construction in the amount of \$149,500.00, seconded by Mr. Connelly. All in favor (4-0).

Mr. Simstad stated he had conversation with Mr. Schmitt and a Councilman from Dyer and there appears to be interest in pursuing a bike trail to connect where Schererville's bike trail ends on Eagle Ridge Drive into Dyer. Mr. Simstad stated that at Dyer's meeting, they instructed their town manager to speak with Mr. Volkmann on coordinating a concept plan to be discussed for your consideration to move forward as, the railroad right-of-way, which is directly west of Eagle Ridge Drive. Mr. Simstad stated this is something Mr. Volkmann will bring to you as they approach you through your Town Manager.

ITEM E. Consider Approval to Extend Families First Coronavirus Response Act (FFCRA), which will expire December 31, 2021 To Compensate up to Eighty (80) Hours Paid Leave to Employees that are off Work due to Covid-19 and Expiring March 31, 2022.

Mr. Volkmann stated that currently we are experiencing an impact on the Coronavirus on our employees. He stated that we had extended the benefit through the end of the year. He said since that time we have had twelve of our employees impacted by the virus. Mr. Volkmann stated he is requesting to extend this program through March 31, 2022.

Mr. Schmitt made a motion to extend the FFCRA until March 31, 2022, seconded by Mr. Johnson. All in favor (4-0).

ITEM F. Consider Release of Cash Sureties and Certificate of Release for the following:

Plaza Heights Addition - \$74,566.80  
K & C Property Holdings, LLC \$35,986.77

Mr. Volkmann stated that these are both subdivisions that are completed and we are holding cash sureties that they posted for their maintenance. He stated that their two year maintenance has lapsed and it is appropriate to return these funds to the developer.

Mr. Schmitt made a motion to approve, seconded by Mr. Connelly. All in favor (4-0).

ITEM G. Consider Acceptance of Donations \$17,736.52

Mr. Troxell read into the record the donations for the month of November 2021.

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

THEREUPON, Business from the floor

Meeting adjourned.

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ROB GUETZLOFF  
TOWN COUNCIL PRESIDENT

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MICHAEL A TROXELL, CMO  
TOWN CLERK-TREASURER

A TRUE COPY