

TCRM 3/9/15

**TOWN OF MUNSTER
MINUTES OF A REGULAR MEETING OF THE TOWN COUNCIL
FEBRUARY 23, 2015**

A regular meeting of the Munster Town Council convened at 7:00 p.m. on Monday, February 23, 2015, at the Munster Town Hall. Town Councilors John W. Edington, Andy Koultourides, David B. Nellans, John P. Reed (arrived late), and Joseph A. Simonetto were present. President Koultourides presided. Also present were Clerk-Treasurer David F. Shafer, Accounting Supervisor Patricia L. Abbott, Town Attorney Eugene M. Feingold, Chief of Police Stephen F. Scheckel, Police Sergeant Thomas Kuhlenschmidt, Police Sergeant Daymon Johnston, and other police officers. The news media were represented by Jim Masters of *The Times* and Ron Johnson of *Northwest Indiana News Bureau*, an online news service.

President Koultourides opened the meeting with a moment of silence followed by the Pledge of Allegiance.

GRADE SEPARATION REPORT

Robinson Engineering representative Joe Nordman reported that there was a meeting with INDOT to discuss potential funding sources. The independent review documents will be submitted next week with Beam, Longest, and Neff.

OPEN TO THE PUBLIC

Mr. Bob Cashman, 1632 Wilson Street, made comments about property tax and debt and provided a handout to the Council.

Sergeant Thomas Kuhlenschmidt, President of Fraternal Order of Police Lodge 147, thanked the Council for working with the Police Department on the additional compensation for police officers.

Mr. Ron Johnson of *Northwest Indiana News Bureau* asked about the proposed vehicle allowance stipend for police officers and about the proposed repairs to the Centennial Park Clubhouse. President Koultourides stated that both matters are on the agenda to be discussed later in the meeting. In response to the question, President Koultourides stated the repairs will be about \$3 million and not as high as \$6 million.

There being no one else rising to claim the floor, the floor was closed.

CONSENT AGENDA

APPROVAL OF MINUTES

Approval of the minutes of the regular meeting held on February 9, 2015

ACCOUNTS PAYABLE VOUCHER REGISTERS

Confirmation of Voucher Register #15-2E dated 02/10/15 totaling \$120,343.12
Confirmation of Voucher Register #15-2F dated 02/10/15 totaling \$124,747.85
Confirmation of Voucher Register #15-2G dated 02/10/15 totaling \$90,285.41
Confirmation of Voucher Register #15-2H dated 02/10/15 totaling \$87,625.25
Confirmation of Voucher Register #15-2I dated 02/06/15 totaling \$145.74
Confirmation of Voucher Register #15-2J dated 02/10/15 totaling \$40.43
Confirmation of Voucher Register #15-2K dated 02/10/15 totaling \$35.53
Confirmation of Voucher Register #15-2L dated 02/12/15 totaling \$163,866.10
Confirmation of Voucher Register #15-2M dated 02/17/15 totaling \$14,825.81

Approval of Voucher Register #15-2N dated 02/23/15 totaling \$110,684.21
Confirmation of Voucher Register #15-2O dated 2/19/15 totaling \$119,676.26
Confirmation of Voucher Register #15-2P dated 2/20/15 totaling \$376,282.07
Confirmation of Voucher Register #15-2Q dated 2/20/15 totaling \$296,400.77

Councilor Simonetto moved, with a second by Councilor Edington, to suspend the rules, waive the readings, and adopt the Consent Agenda as presented. Councilors Edington, Nellans, Reed, Simonetto, and Koultourides voted in favor; none voted against. The motion carried and the Consent Agenda was adopted as presented.

NEW BUSINESS

ORDINANCE 1652: REZONING MAIN CROSSING SUBDIVISION

Proposed ORDINANCE 1652 is AN ORDINANCE AMENDING THE ZONING MAP OF THE TOWN OF MUNSTER AND REZONING CERTAIN REAL ESTATE C-1 COMMERCIAL. The property owners of 10415 Calumet Avenue have petitioned the Plan Commission to rezone the property C-1 Commercial. The Plan Commission provided notice, held a public hearing during their February 10, 2015 meeting, and made a favorable recommendation to the request.

Councilor Simonetto moved, with a second by Councilor Nellans, to suspend the rules, waive the readings, and adopt Ordinance 1652 on first reading as presented. Councilors Edington, Nellans, Reed, Simonetto, and Koultourides voted in favor; none voted against. The motion carried and Ordinance 1652 was adopted on first reading as presented.

SETTLEMENT WITH RESIDENTS OF 10053 TWIN CREEK BOULEVARD

This matter was discussed at the October 28, 2013, November 11, 2013, and May 27, 2014 meetings. The residents have submitted two invoices totaling \$6,292.00 for reimbursement under the terms of the agreement with the Town. Staff recommended reimbursing the property owners.

Councilor Reed moved, with a second by Councilor Nellans, to approve the payment of \$6,292.00 under the terms of the agreement with the property owners of 10053 Twin Creek Boulevard. Motion carried *viva voce*.

PROPOSED ADDITIONAL POLICE COMPENSATION

The Police Department believes the officers are undercompensated and that officers should have take-home vehicles. The Town does not currently offer this benefit. The Police administration believes that officers are leaving the Town's employ as a result. The Council requested Staff to provide an analysis of the financial impact of offering this benefit to sworn, First-Class Officers and Sergeants. The analysis yielded three options, with frequency of payments to be determined.

Option 1 would provide an annual stipend of \$5,000.00, retroactive to the fourth quarter of 2014 to eligible employees. The estimated cost would be \$192,229.00 in 2015, \$170,740.00 in 2016, and \$178,465.00 in both years 2017 and 2018.

Option 2 would provide an annual stipend of \$5,000.00, retroactive to January 1, 2015 to eligible employees. The estimated cost would be \$155,261.00 in 2015, \$170,740.00 in 2016, and \$178,465.00 in both years 2017 and 2018.

Option 3 would provide an annual stipend of \$5,000.00, beginning the date of Council adoption to eligible employees. The estimated cost would be \$133,385.00 in 2015, \$170,740.00 in 2016, and \$178,465.00 in both years 2017 and 2018.

Chief Scheckel brought up a fourth option which was discussed at a work-study session. This option would make the stipend retroactive to July, 2014. He also expressed his gratitude to the Council for considering the issue.

Clerk-Treasurer Shafer stated that any action taken this evening needs to be formalized as an amendment to the 2015 Salary Ordinance, that this will be supplemental income under IRS regulations, and that it is not part of the Certified First Class Patrolman's salary or base wage. In addition, Clerk-Treasurer Shafer asked if the current turnover rate of 3.71% is to be used as a performance marker to determine the effectiveness of the program. He also asked if a sunset clause should be included in the draft ordinance.

Councilor Simonetto voiced his agreement with an annual review of the program as part of the annual salary ordinance adoption.

Councilor Simonetto moved, with a second by Councilor Nellans, to adopt Option 2 providing a stipend to eligible officers, payable quarterly, retroactively to January 1, 2015 and then prospectively from the date of adoption until otherwise directed by Council. Motion carried *viva voce*.

By general consent, the Council requested that an ordinance to amend the 2015 Salary Ordinance be prepared for the next meeting of the Town Council, on March 9, 2015.

CLUBHOUSE PROPOSAL

At the May 27, 2014 meeting, the Council considered the proposal from Hayward Baker Geotechnical Construction for work at the Centennial Park Clubhouse. Hayward Baker has provided a quote dated January 9, 2015. The Clubhouse requires foundation stabilization on the exterior, lakeside load bearing foundation wall, elevator pit and interior columns. There will be a one-year warranty for workmanship and selected parts of the work will have limited performance warranties as described in the quote. The quote is summarized as follows.

Objective A – Stabilize and adjust interior columns and replace shear wall. Lump sum price: \$1,789,000.00 with limited warranties.

Objective B – Stabilize and re-level, or remove and replace, elevator shaft foundations. Lump sum price: \$220,000.00 with limited warranties.

Objective C – Stabilize lake side basement wall. Option 1: lump sum price: \$527,000.00 with no warranty. Option 2: lump sum price \$1,107,000.00 limited warranty.

Objective D – Removal of basement concrete floor including removal of slag and new fill installation. The mechanical room is not included. Lump sum price: \$1,020,000.00 with limited warranties. An alternative was provided for this objective at a lump sum price of \$840,000.00 with no warranty.

In addition, Hayward Baker provided a list of additional costs that may be needed but are not included in the lump sum prices.

Councilor Simonetto moved, with a second by Councilor Nellans, to proceed with Objectives A and B. Councilor Nellans noted that these Objectives will be placed in contract form for legal review, and then presented to the Town Council for final approval. Motion carried *viva voce*.

ANNOUNCEMENTS

(Unless stated otherwise, all meetings of the Town Council begin at 7:00 p.m. at the Munster Town Hall.)

The Town Council will hold regular meetings on Monday, March 9 and March 23, 2015. The Redevelopment Commission will hold regular meetings immediately following the Town Council meetings.

ADJOURNMENT

There being no further business to come before the Council, and upon a motion by Councilor Simonetto, seconded by Councilor Nellans, the meeting adjourned at 7:40 p.m.

Andy Koultourides, President

ATTEST:

David F. Shafer, IAMC, MMC, CMO, Clerk-Treasurer