**TOWN OF MUNSTER**
**MINUTES OF A SPECIAL MEETING OF THE TOWN COUNCIL**
**MAY 27, 2014**

A special meeting of the Munster Town Council convened at 7:00 p.m. on Tuesday, May 27, 2014, at the Munster Town Hall. Town Councilors John W. Edington, Andy Koultourides (arrived at 7:29 p.m.), David B. Nellans, John P. Reed, and Joseph A. Simonetto were present. Councilor Reed presided. Also present were Clerk-Treasurer David F. Shafer, Town Manager Thomas F. DeGiulio, Town Attorney Eugene M. Feingold, Assistant Town Manager Clay T. Johnson, Chief of Police Stephen F. Scheckel, Interim Fire Chief Dave Pelc, Town Engineer James M. Mandon, and Street Crew Leader Chris Spolnik. The news media were represented by Jim Masters of *The Times*.

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

## OPEN TO THE PUBLIC

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

## *CONSENT AGENDA*

### APPROVAL OF MINUTES

Approval of the minutes of the regular meeting held on May 12, 2014

### ACCOUNTS PAYABLE VOUCHER REGISTERS

Confirmation of Voucher Register #14-5I dated 05/15/14 totaling $16,037.06
Confirmation of Voucher Register #14-5J dated 05/15/14 totaling $128,680.09
Confirmation of Voucher Register #14-5K dated 05/16/14 totaling $350,956.94
Confirmation of Voucher Register #14-5L dated 05/16/14 totaling $290,690.80
Approval of Voucher Register #14-5M dated 05/27/14 totaling $131,737.66
Confirmation of Voucher Register #14-5N dated 05/27/14 totaling $50,213.96
Confirmation of Voucher Register #14-5O dated 05/20/14 totaling $4,763.42

### 2014 TAP APPLICATION: WEST LAKES TRAIL CONNECTOR

Staff has prepared the 2014-2020 Transportation Alternatives Project Funding Request application for submittal to the Northwestern Indiana Regional Planning Commission (NIRPC). The application is for the underpass to connect the West Lakes Subdivision to Superior Avenue and Centennial Park.

Staff has indicated that the Town is willing to support a 30% match to be funded from bond proceeds and other capital funds. The project cost is listed as $1,500,000.00 with the Town providing $450,000.00 to be funded equally from the Municipal Bond Proceeds Fund 414 and the Park Bond Proceeds Fund 419. The application indicates construction will be completed during the second half of 2019.

### 2014 TAP APPLICATION: PENNSY GREENWAY

Staff has prepared the 2014-2020 Transportation Alternatives Project Funding Request application for submittal to NIRPC. The application is for the Pennsy Greenway Trail at the Canadian National Railroad crossing of Calumet Avenue.

Staff has indicated that the Town is willing to support a 30% match to be funded from bond proceeds and other capital funds. The project cost is listed as $2,000,000.00 with the Town providing $600,000.00 to be funded

equally from the Municipal Bond Proceeds Fund 414 and the Park Bond Proceeds Fund 419. The application indicates construction will be completed by the end of 2020.

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, Simonetto, and Reed voted in favor; none voted against. The motion carried and the Consent Agenda was adopted as presented.

## *GENERAL ORDERS*

### FLOOD FIGHTING AGREEMENT WITH LANSING

Staff has been working with the Village of Lansing, Illinois, to reach an agreement for dealing with floodwaters at the Little Calumet River. The Army Corps of Engineers prefers the placement of 2,800 linear feet of inflatable water bladders during a major storm event. Staff believes this approach is highly unworkable. The proposed agreement aims to avoid deploying water bladders along the state line while keeping floodwaters contained to the 100-year flood plain north of Interstate 80/94. This will be accomplished by installing manually operated gate valves which can be closed to prevent storm water from surcharging the storm sewers crossing under Interstate 80/94.

Under the agreement, Munster will pay for any mutually agreed capital improvements including the installation of gate valves, the acquisition of water bladders, and related engineering and inspection expenses. Munster will also be financially responsible for the costs related to deploying the water bladders at Burnham Avenue if prior, written authorization from Lansing is received.

Discussion ensued with the Council requesting more information.

Councilor Simonetto moved, with a second by Councilor Nellans, to defer action until a work-study session can be held. Motion carried *viva voce*.

## *NEW BUSINESS*

### DESIGN AND BUILD COMMITTEE: CENTENNIAL PARK CLUBHOUSE STABILIZATION

The Committee met on May 22, 2014, for the purpose of discussing the proposal from Hayward Baker, Inc. (HBI). The request for proposal included four objectives as follows.

A. Stabilize interior columns and interior bearing wall foundations while adjusting the column lengths to level the second floor. The proposal from HBI indicates twelve to fourteen weeks to complete at a lump sum price of $1,035,000.00.
B. Stabilize and re-level or remove and replace the elevator shaft foundations to match the elevation as the basement floor. The proposal from HBI indicates three to five weeks to complete at a lump sum price of $211,000.00.
C. Stabilize the lake side basement wall against further movement. The understanding is the foundation wall has settled and rotated outwards. The proposal from HBI indicates five to seven weeks to complete at a lump sum price of $527,000.00.
D. Provide an alternate price to remove the basement concrete floor slab, slag fill removal, new fill installation, and concrete floor slab replacement. The proposal from HBI indicates eighteen weeks to complete at a lump sum price of $1,020,000.00.

Subcontractors listed in the proposal include Hasse Construction, Cobra Concrete Cutting, Otis Elevator Company. All time frames are estimates and the amounts may be changed based on the final negotiations. In addition, there is no warranty provided for the work.

Councilor Simonetto moved, with a second by Councilor Nellans, to accept the recommendation of the Design Build Committee to accept Hayward Baker as lead contractor with Hasse construction as subcontractor and to authorize the Design Build Committee to continue negotiations to determine a final scope of work. Motion carried *viva voce*.

## 10053 TWIN CREEK BOULEVARD

This matter was discussed at both the October 28, 2013, and the November 11, 2013, Council meetings. During excavation for the building of a single-family residence, the owners of the property at 10053 Twin Creek Boulevard discovered a water main running through their property. A reimbursement of expenses was made to the property owners as authorized at the November 11, 2013, meeting.

Construction resumed after the winter thaw and additional costs were incurred with the removal of the existing main amounting to $3,750.00.

Councilor Nellans moved, with a second by Councilor Simonetto, to approve the additional payment of $3,750.00 to the property owners. Motion carried *viva voce*.

## ***REPORTS***

## WHITE OAK AVENUE SURFACE WATER

A resident at 8721 White Oak Avenue contacted Town officials regarding surface water accumulating on his driveway and ponding in his yard near both his house and garage. The resident has installed small yard drains to address the problem but they have proven ineffective. Staff was directed to investigate possible solutions.

Short of re-grading the street, two solutions were proposed. The driveway apron can be replaced with one that has a raised midpoint which would prevent water from moving further up the driveway. The cost for this is estimated at $2,500.00. The second option is the installation of a catch basin at an estimated cost of $8,250.00.

This portion of White Oak Avenue never received full subdivision improvements and has no curbs, gutters or storm inlets. In the past, the Council has taken the position those owners of lots that do not have full subdivision improvements have not paid for these improvements. As a result, these kinds of improvements are the responsibility of the property owner and are made on a voluntary basis.

Councilor Simonetto said he visited the site and questioned whether the installation of a drain would be the better option.

Councilor Nellans asked whether the elevation of White Oak Avenue changed when it was rebuilt. Staff responded that it had not.

Councilor Simonetto moved, with a second by Councilor Nellans, to authorize Mr. Mandon to install a drain at a cost of $8,250.00. Motion carried *viva voce*.

Clerk-Treasurer Shafer asked for reimbursement of the costs he incurred at his home for a similar drainage problem. Staff questioned what will happen to other residents with the same issue. President Reed stated the Council is addressing the issue on a case-by-case basis. Staff stated that this has happened because of no fault of the Town and asserted that those on State Line Avenue will be next asking for assistance. Councilor Nellans stated Staff should develop these cases for Town Council discussion on an individual basis.

## TOWN FLEET

In response to Councilor Koultourides's request, Staff provided a report on the type and number of vehicles in the Town's fleet.

***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, June 9 and 23, 2014. The Redevelopment Commission will hold regular meetings immediately following the Town Council meetings on these dates.

No meetings of the Town Council are scheduled June 2, 16, 30, or July 7, 2014 at this time.

***ADJOURNMENT***

There being no further business to come before the Council, and upon a motion by Councilor Nellans, seconded by Councilor Simonetto, the meeting adjourned at 7:37 p.m.

**John P. Reed, President**

**ATTEST:**

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