

TOWN OF MUNSTER
MINUTES OF A REGULAR MEETING OF THE TOWN COUNCIL
MAY 5, 2025

A meeting of the Munster Town Council convened at 6:30 p.m. on Monday, May 5, 2025. Ordinance 1830 is the basis for holding electronic meetings. The announced meeting location was Munster Town Hall, 1005 Ridge Road, Munster, Indiana. Councilors, Staff, and the public had the option to participate via Zoom meeting technology. The meeting was not recorded although a meeting transcript was electronically generated by Zoom.

Councilors George Shinkan, Joseph G. Hofferth, Chuck Gardiner, Jonathan Petersen, and David B. Nellans, and were physically present in Town Hall. Also present in Town Hall were Clerk-Treasurer Wendy Mis, Town Manager Jim Marino, Controller Patricia Abbott, Police Chief Stephen Scheckel, Fire Chief Mark Hajduk, Town Attorney Dave Westland, and Hammond Sanitary District representative Mike Hawkins. The news media was represented.

President Shinkan presided and opened the meeting with a moment of silence, followed by the Pledge of Allegiance.

PROCLAMATION: MUNSTER CHAMBER OF COMMERCE 100th ANNIVERSARY

Councilor Gardiner read a proclamation recognizing the 100th year of the Munster Chamber of Commerce, and proclaiming May 5, 2025, as “Munster Chamber of Commerce 100th Anniversary Day.”

Councilors Hofferth, Gardiner, Nellans, Petersen, and Shinkan voted in favor; none voted against.

PUBLIC COMMENT

The Town of Munster accepts public comments submitted both in-person and electronically. The public was informed, via the agenda posted at munster.org, that questions or comments about an item on the agenda were to be emailed to wmis@munster.org. All in-person public comments are limited to two minutes and limited to a total of twenty minutes for the public comment section.

Ms. Amy Angelo, 1530 Park West Circle, is concerned about the traffic flow around the current County construction project on the 45th Street bridge. She would like to see more communication.

Mr. Greg Starcevich, 9501 Cottonwood Drive, continues to report speeding in his neighborhood. He has seen efforts to address the issues, and he would like to see more done.

Ms. Christine Fortney, 19128 White Oak Avenue, will be hosting a yard sale on May 17, 2025, to support Munster Police K-9's.

Ms. Georgianne Glavos, 1727 Chelsea Street, Schererville, Ms. Glavos shared information about the upcoming golf outing to support Logan's Love.

Mrs. Laura Stuart, 1209 Fisher, expressed concern for the noise in the neighborhood School Town of Munster parking lot on the northeast side of Columbia Avenue if the proposed parking lot is approved.

Mr. Tom Jurich, 1839 Magnolia, asked about the Speed Team. Councilor Hofferth shared the group provides recommendations to the police department and public works about problem traffic areas throughout the Town of Munster.

No one else rose to claim the floor.

CONSENT AGENDA

APPROVAL OF MINUTES

Minutes of a regular meeting held on April 21, 2025

ACCOUNTS PAYABLE VOUCHER REGISTERS

Confirmation of Voucher Register #25-3K dated 03/31/2025 totaling \$72,031.40
Approval of Voucher Register #25-3L dated 03/31/2025 totaling \$189,019.58
Confirmation of Voucher Register #25-4J dated 04/24/2025 totaling \$2,107,362.08
Confirmation of Voucher Register #25-5A dated 05/01/2025 totaling \$344,339.02
Approval of Voucher Register #25-5B dated 05/05/2025 totaling \$110,338.50
Confirmation of Voucher Register #25-5C dated 05/02/2025 totaling \$561,384.44

WATER LEAK ADJUSTMENTS 2025-18 THROUGH 2025-20

Staff received requests for adjustment under the leak adjustment policy adopted by the Town Council on April 8, 2013. The customers have completed the required form, and the requests meet all the criteria for adjustments as follows:

Adjustment Number	Average Usage	Actual Usage	Length of Time	Original Bill	Requested Adjustment Amount	Adjusted Bill
2025-18	5,000	141,000	1 month	\$ 942.83	\$ 902.65	\$ 40.18
2025-19	8,000	47,000	2 months	\$ 311.07	\$ 200.21	\$ 110.86
2025-20	5,000	32,000	2 months	\$ 230.93	\$ 155.39	\$ 75.54

TREASURER'S REPORT

The March 2025 Treasurer's Report was presented.

Councilor Nellans moved, with a second by Councilor Gardiner, to suspend the rules, waive the readings, and adopt the Consent Agenda as amended. Councilors Hofferth, Gardiner, Nellans, Petersen, and Shinkan voted in favor; none voted against. Motion passed.

NEW BUSINESS

ORDINANCE 1981: ADDITION OF STOP SIGNS

Proposed ORDINANCE 1981 is AN ORDINANCE AMENDING THE GENERAL PROVISIONS OF CHAPTER 54, TRAFFIC AND VEHICLES, OF THE MUNSTER CODE OF ORDINANCES PERTAINING TO ADDITIONAL STOP SIGNS. Based on the recommendation of the Speed Team, the Police Department has requested authorization to install stop signs at the following locations.

Harrison Avenue at Briar Lane
Harrison Avenue at Evergreen Lane
Oriole Drive at Southwood Drive
Oriole Drive at Greenwood Avenue

For enforcement to occur, the stop signs must be approved by ordinance and properly advertised. Ordinance 1981 has been created for this purpose. Upon passage, the necessary advertisement will be placed.

Councilor Nellans moved, with a second by Councilor Hofferth, to hear Ordinance 1981 on first reading and schedule second reading for May 19, 2025. A brief discussion demonstrated support but would like to see a matrix in the future. Councilors Hofferth, Gardiner, Nellans, Petersen, and Shinkan voted in favor; none voted against. Motion passed.

ORDINANCE 1982: POWERS HEALTH PUD

Proposed ORDINANCE 1982 is AN ORDINANCE ADOPTING A PLANNED UNIT DEVELOPMENT DISTRICT AND APPROVING THE ZONE CHANGE FOR *POWERS HEALTH 800 MAC ARTHUR PUD*, A SPECIAL DISTRICT – PLANNED UNIT DEVELOPMENT, AND ESTABLISHING THE PROVISIONS THEREOF, AS A SUPPLEMENT TO THE ZONING ORDINANCE OF THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA. Powers Health seeks to create and expand their existing campus through a PUD rezone to support existing and proposed mixed medical, office, and ancillary uses. The property considered under PC Docket No. 25-002 located at 800 Mac Arthur Boulevard was zoned in 1973. Since that time, the Town's zoning map has changed and there were amendments to the PUD resulting in further changes.

Representatives of Powers Health appeared before the Plan Commission and a public hearing was held to consider rezoning the following to SD-PUD, to be known as Powers Health 800 MacArthur PUD.

- 800 MacArthur Boulevard change from CD-4.A
- 9101 Calumet Avenue change from CD-4.A
- 901 Fran Lin Parkway change from CD-4.A

This will be a combination of the existing medical campus and parking garage with a proposed additional four-story, 85,800 sq ft. outpatient medical office building.

There were no remonstrances for or against the proposed change, and the Plan Commission voted unanimously to forward a favorable recommendation to the Council for the Zone Change. Council must now take final action to adopt, reject, or amend the proposal. An amendment would require further consideration by the Plan Commission. Because the matter was subject to a public hearing, Ordinance 1982 can be adopted on first reading.

Councilor Nellans moved, with a second by Councilor Gardiner, to adopt Ordinance 1982 on first reading as presented. Councilors Hofferth, Gardiner, Nellans, Petersen, and Shinkan voted in favor; none voted against. Motion passed.

CONDITIONAL USE PERMIT: MARATHON GAS

Representatives of Marathon Gas applied and went through the process to reuse an existing accessory structure as a car wash at 9451 Calumet Avenue. The process was considered under BZA Docket No. 24-009.

The applicant went through the required public hearing process which was properly advertised. No remonstrances were heard for or against the proposed Conditional Use. The BZA voted unanimously to send a favorable recommendation to the Town Council on condition that an enhanced buffer on the west side of the property line and/or along the west side of the traffic lane of the entrance to the building be installed.

Councilor Hofferth moved, with a second by Councilor Nellans to approve the conditional Use to allow the reopening of a car wash with the condition of an enhanced buffer on the west side of the property line at 9451 Calumet Avenue. Councilors Hofferth, Gardiner, Nellans, Petersen, and Shinkan voted in favor; none voted against. Motion passed.

PURCHASE OF COMPUTERS

At the March 3, 2025, meeting, the Council approved an agreement with the School Town to provide IT services. Since that time, there has been significant work done including securing vulnerabilities, purchasing and installing refurbished servers, and updating the voicemail system. A ticketing system has been created and launched for all employees to use when they have IT issues, and an electronic inventory vault has been created to track devices and equipment. The deployment of the Police Department computers purchased with federal funding and the installation of new servers and switches, along with rewiring of the network is happening this week.

The next step is to replace the desktop units at Town Hall. Through the agreement the School Town has with Dell, new desktop units will be purchased. The purchase will include all accessories including keyboards, monitors, mice, and docking stations. Each unit and monitor will have a five-year warranty. There will now be consistency in the type of equipment employees use which makes for a more stable environment and facilitates support. It will also get Town Hall on a five-year replacement cycle that is comparable to the Police Department. It is anticipated that in the next three months new laptops will be ordered as well for those who currently use them.

Town Hall was chosen for replacement at this time because most of the equipment is ten years old. While it has a greater need, there is some equipment at Town Hall that has a serviceable life. These units will be deployed to Public Works and Parks locations outside of Town Hall as needed in the short term. New, rugged, mobile tablets were secured and deployed to Public Works Field Crews earlier this year. Other Public Works devices that were excessively slow or malfunctioning were replaced with new equipment over the past year. The goal is to replace the balance of Public Works equipment and start the department on a five-year replacement cycle within the next six months. This is dependent on what other “background” equipment and licensing will be needed. This includes the potential for additional server and switch replacements as well as migration of Microsoft licenses to their government licensing version. Staff will know more as the work over the next few weeks progresses.

The equipment cost, with a five-year warranty, is \$56,248.00 and will be paid from a combination of the Technology, Water Cash Operating, and Sewer Maintenance Funds.

Councilor Nellans moved, with a second by Councilor Gardiner to approve the Dell Technologies quote dated April 15, 2025, in the amount of \$56,248.00. Councilors Hofferth, Gardiner, Nellans, Petersen, and Shinkan voted in favor; none voted against. Motion passed.

APPROVAL OF QUOTE FOR 5 RIDGE ROAD

At the March 7, 2022, meeting, the Council approved an agreement with the owner of Ridge Road Property LLC to share in the cost to improve the public right-of-way at the intersection of Ridge Road and

State Line Avenue. Under the terms of the agreement, the property owner of 5 Ridge Road will pay 40% of the cost to repave the right-of-way along the western edge of the property that is used for parking.

Staff received quotes as follows, and the improvements will be funded by bond proceeds.

Sylvio Giannini	\$44,000.00
L2 Incorporated	\$69,910.90
Milestone Construction	\$74,849.00

Councilor Gardiner moved, with a second by Councilor Nellans to approve Sylvio Giannini Cement's proposal in the amount of \$44,000.00 for the 5 Ridge Road improvements agreement. Councilors Hofferth, Gardiner, Nellans, Petersen, and Shinkan voted in favor; none voted against. Motion passed.

APPROVAL OF QUOTE FOR WATERMAIN SIDEWALK REPAIRS

During the fall and winter of 2024-2025 watermain breaks resulted in damage to sidewalks. These repairs will be made by an outside contractor. The sequence of repairs will match the order of when the damage occurred. The work will be paid for by the Water Cash Operating Fund. Quotes were received as follows.

L2 Incorporated	\$23,211.71
Sylvio Giannini Cement	\$39,400.00
Lambert Concrete	Declined to provide quote

Councilor Hofferth moved, with a second by Councilor Petersen to approve the L2 Incorporated quote in the amount of \$23,211.71 for the Water Department sidewalk repairs. Councilors Hofferth, Gardiner, Nellans, Petersen, and Shinkan voted in favor; none voted against. Motion passed.

DISPOSAL OF PROPERTY: AUCTION

The K9 pool car, a 2011 Ford Crown Victoria, is no longer serviceable as a working vehicle and has been taken out of service. The car was donated to the Police Department by the Village of Lansing Police Department. The equipment belonging to the Lansing Police Department has been removed and returned to them. Staff seek permission to auction the vehicle by a silent bid process.

Councilor Nellans moved, with a second by Councilor Petersen, to declare surplus the 2011 Ford Crown Victoria K9 pool car and authorize its disposal by silent bid. Councilors Hofferth, Gardiner, Nellans, Petersen, and Shinkan voted in favor; none voted against. Motion passed.

DISPOSAL OF PROPERTY

Staff presented a list of office and computer equipment no longer in use or serviceable. The computer equipment, consisting primarily of hard drives and memory cards, will be properly destroyed by the IT Department at the School Town of Munster.

Councilor Nellans moved, with a second by Councilor Hofferth, to declare the equipment listed on the *Request to Dispose of Property* dated May 5, 2025, surplus and authorize its disposal. Councilors Hofferth, Gardiner, Nellans, Petersen, and Shinkan voted in favor; none voted against. Motion passed.

REPORTS

No reports were presented

PORTFOLIO REPORTS

Councilor Gardiner reported the Park Board would be holding a work study to review options for the Centennial Park Clubhouse on May 6th at 5 p.m. Councilor Gardiner shared the sustainability group held a meeting recently.

ANNOUNCEMENTS

(Unless stated otherwise, all meetings of the Town Council begin at 6:30 p.m. at Munster Town Hall.)

The Town Council will hold a regular meeting on Monday, May 19, 2025. The Redevelopment Commission will hold a regular meeting immediately following.

ADJOURNMENT

There being no further business to come before the Council, and upon a motion by Councilor Nellans and seconded by Councilor Petersen, the meeting adjourned at 7:05 p.m. by voice vote.

George Shinkan, President

ATTEST:

Wendy Mis, Clerk-Treasurer