

**TOWN OF MUNSTER  
MINUTES OF A REGULAR MEETING OF THE TOWN COUNCIL  
JUNE 3, 2019**

A regular meeting of the Munster Town Council convened at 7:00 p.m. on Monday, June 3, 2019, at the Munster Town Hall. Present were Town Councilors Andy Koultourides, Lee Ann Mellon, David B. Nellans, John P. Reed, and Joseph A. Simonetto. Councilor Koultourides presided. Also present were Clerk-Treasurer David F. Shafer, Town Manager Dustin Anderson, Chief of Police Stephen F. Scheckel, Planning Director Thomas Vander Woude, Park & Recreation Director Greg Vitale, Town Attorney David W. Westland, and Town of Munster Representative to the Hammond Sanitary District Michael R. Hawkins. The news media were not represented.

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

**2020 CENSUS PRESENTATION**

The Honorable Robert H. Carnahan, Cedar Lake Town Councilman (R-1<sup>st</sup>), presented information regarding the formation of a Complete Count Committee in preparation for the 2020 Census. Mr. Carnahan's information was taken under advisement.

**45<sup>th</sup> STREET CONSTRUCTION UPDATE (GRADE SEPARATION PROJECT)**

DLZ representative Lee Randall announced that today was the first meaningful day of construction of the Grade Separation Project. He reported that 45<sup>th</sup> Street is now closed between White Oak Avenue and Calumet Avenue. By August 1, 2019, the section between White Oak Avenue and Southwood Drive will reopen after modifications are completed to the intersection of 45<sup>th</sup> Street and Southwood Drive. The section between Southwood Drive and Calumet Avenue is permanently closed.

**OPEN TO THE PUBLIC**

Ms. Pam Eanes, 8416 Harrison Avenue, questioned the seemingly bargain sale price of the Munster Business Complex property, and asked about the TIF incentive to be afforded Maple Leaf Crossing, LLC.

Mr. James Ebben, 1430 Fran-Lin Parkway, expressed concern about speeders on Fran-Lin Parkway and suggested that detour traffic be diverted to Azalea Drive or Ridge Road instead of Fran-Lin Parkway.

Ms. Susan Gempka, manager of the Munster branch of the Lake County Library, presented the library's 2018 annual report and encouraged all to participate in the library's reading programs.

Mr. Michael Goepfert, 10380 Oxford Place, suggested it is not a good idea to sell the Munster Business Complex property just before it would increase in value because of the influence of the Centennial Village retail space.

Ms. Tonya Kauffman, 10230 Barbara Lane, owner of a paper products business, stated there are very few retail options in Munster. Retail space in Centennial Village is too expensive for a small business. The redeveloped Munster Business Complex seems to fit for small businesses.

No one else rose to claim the floor, and the floor was closed.

**CONSENT AGENDA**

**APPROVAL OF MINUTES**

Approval of the minutes of the regular meeting on May 20, 2019

### **ACCOUNTS PAYABLE VOUCHER REGISTERS**

Confirmation of Voucher Register #19-5L dated 05/17/19 totaling \$15,115.22  
Confirmation of Voucher Register #19-5M dated 05/22/19 totaling \$4,002.57  
Confirmation of Voucher Register #19-5N dated 05/23/19 totaling \$56,009.44  
Confirmation of Voucher Register #19-5O dated 05/24/19 totaling \$387,639.02  
Confirmation of Voucher Register #19-5P dated 05/24/19 totaling \$352,644.96  
Confirmation of Voucher Register #19-5Q dated 05/24/19 totaling \$597.45  
Confirmation of Voucher Register #19-5R dated 05/30/19 totaling \$517,317.28  
Confirmation of Voucher Register #19-5S dated 05/31/19 totaling \$148,814.68  
Approval of Voucher Register #19-6A dated 06/03/19 totaling \$115,384.48

### **WATER LEAK ADJUSTMENTS 2019-27, -28, -29 AND -30**

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

<u>Adjustment</u> <u>Number</u>	<u>Average</u> <u>Usage</u>	<u>Actual Usage</u>	<u>Length of</u> <u>Time</u>	<u>Original Bill</u>	<u>Requested</u> <u>Adjustment</u> <u>Amount</u>	<u>Adjusted Bill</u>
2019-27	10,000	38,000	1 month	\$ 114.78	\$ 82.31	\$ 32.47
2019-28	3,000	102,000	2 months	\$ 300.22	\$ 247.96	\$ 52.26
2019-29	2,000	24,000	1 month	\$ 74.49	\$ 64.55	\$ 9.94
2019-30	9,000	175,000	1 month	\$ 464.11	\$ 434.78	\$ 29.33

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

### **GENERAL ORDERS**

#### **SOUTH SHORE CONVENTION AND VISITORS AUTHORITY PRESENTATION**

During the May 20, 2019, Town Council meeting, Munster representative to the South Shore Convention and Visitors Authority (SSCVA) Matthew Maloney, President and CEO of the SSCVA Speros Batistatos, and NWI Times General Manager Joe Betistone explained the Move to Indiana program currently underway by the SSCVA. The program uses targeted, digital advertising in Illinois with the aim of enticing Illinois residents to relocate to Indiana. Councilors were invited to view the initiative at [movetoindiana.com](http://movetoindiana.com).

The SSCVA is asking for funding from the communities that will benefit from this marketing campaign. It was proposed that the Town of Munster contribute \$10,000. To meet this funding level, the Town could use the annual \$4,725 allotment of Innkeeper's Tax. These funds must be used to encourage tourism in the area. The Munster Civic Foundation will be asked to contribute the \$5,275 balance.

Councilor Simonetto moved, with a second by Councilor Reed, to approve donating \$4,725.00 (Munster's annual allotment of Innkeeper's Tax revenue) to the South Shore Convention and Visitors Authority as support for the Move to Indiana initiative. Councilors Mellon, Nellans, Reed, Simonetto, and Koultourides voted in favor; none voted against. The motion carried.

### **NEW BUSINESS**

### **MAPLE LEAF CROSSING DEVELOPMENT AGREEMENT**

Mr. Anderson summarized the history of the property located on the west side of Calumet Avenue and north of 45<sup>th</sup> Street. In anticipation that future construction of a Calumet Avenue underpass would restrict access to this property, the Town of Munster purchased this parcel in 2007 for a little over \$6,000,000.00. The Town renamed the site "Munster Business Complex" and functioned as landlord over the several retail shops. Over time, maintenance of the buildings and property became a challenge and in 2016 a decision was made that the Town should divest itself of the Munster Business Complex. Advertising the property for sale drew little if any interest. In 2018 the Town engaged in private negotiations with three prospective buyers who would redevelop the property for commercial purposes. On December 17, 2018, the Redevelopment Commission approved the sale of the Munster Business Complex property to Maple Leaf Crossing, LLC for \$200,000.00, pending execution of a development agreement. A mutually satisfactory development agreement has been drafted for the Maple Leaf Crossing Project.

Councilor Reed moved, with a second by Councilor Mellon, to approve the Development Agreement among Town entities and Maple Leaf Crossing, LLC dated June 3, 2019, including all attendant exhibits. Councilors Mellon, Nellans, Reed, Simonetto, and Koulourides voted in favor; none voted against. Motion carried and the Development Agreement was approved as presented.

### **2020 BUDGET SCHEDULE**

The Clerk-Treasurer's Office drafted a 2020 Budget Preparation Schedule for consideration and possible approval by the Town Council. The local schedule was developed in conjunction with landmark dates specified in statute. The schedule calls for Town Council adoption of next year's budget on October 7, 2019, subject to certification by the Indiana Department of Local Government Finance.

Councilor Mellon moved, with a second by Councilor Simonetto, to approve the 2020 Budget Schedule as presented. Motion carried *viva voce*.

### **LAKE MICHIGAN COASTAL GRANT AWARD CONTRACT**

The Indiana Department of Natural Resources requested the Town of Munster to enter into a Grant Agreement in order to receive a \$50,000.00 Lake Michigan Coastal Program grant toward a \$100,000.00 project. The Town would develop the Ridge Road and North Calumet Avenue Streetscape and Access Plan to redesign these corridors with urban forestry and landscaping enhancements and to reshape them as environmentally sustainable, walkable, bikeable, and economically vibrant streets. The plan will provide design guidance on the location and use of low-maintenance, native trees, shrubs, and landscaping. Recommendations will include Green Infrastructure elements specifically selected to promote stormwater infiltration and retention in order to reduce stormwater runoff and improve water quality.

Councilor Reed moved, with a second by Councilor Simonetto, to authorize the Town Manager to enter into an agreement with the Indiana Department of Natural Resources (DNR) that will enable the DNR to award a \$50,000.00 planning grant to the Town. Motion carried *viva voce*.

### **INTERLOCAL COOPERATION AGREEMENT – HART DITCH STABILIZATION PROJECT**

The proposed Interlocal Cooperation Agreement was deemed to contain certain information that needed clarification or correction. Staff suggested deferring action on this matter.

Councilor Reed moved, with a second by Councilor Simonetto, to defer consideration of this matter. Motion carried *viva voce*.

### **ANNOUNCEMENTS**

(Unless state 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 17, and July 1 and 15, 2019. 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 Nellans, seconded by Councilor Mellon, the meeting adjourned at 8:11 p.m.

**ATTEST:**

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**Andy Koultourides, President**

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**David F. Shafer, Clerk-Treasurer**