

TOWN COUNCIL MEETING  
February 8, 2021  
7:00 p.m.

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE

President S. Darnell called the meeting to order at 7:00 p.m. via tele conference.

II. ROLL CALL

Roll was called by Clerk-Treasurer C. Udvare; present were Council Member J. Ton, Council Member D. Lafata, Council Member S. Darnell, Council Member J. Fisher, and Council Member L. Kittredge.

III. APPROVAL OF MINUTES

Council Member J. Fisher made the motion to approve the minutes of the January 25, 2021 meeting, motion seconded by Council Member D. Lafata; motion approved by unanimous roll call vote (5-Yes, 0-No).

IV. CONSIDERATION OF CLAIMS

Council Member L. Kittredge made the motion to approve the claims as presented, motion seconded by Council Member J. Ton; motion approved by unanimous roll call vote (5-Yes, 0-No).

V. PETITIONS AND COMMENTS FROM THE FLOOR

NONE

VI. REPORTS FROM OFFICIALS & DEPARTMENT HEADS

**A. Police—Body Cam Fees-** Interim Chief N. Brown requested an update on the 2003-08 Police Department SOP regarding fees assessed. Council Member J. Ton remarked that these procedures need reviewed due to the fact that copies of body cam and dash cam footage need to be paid for. Council Member J. Ton made the motion to direct legal to review the dashboard body cam procedure fee updates, motion seconded by Member J. Fisher; motion approved by unanimous roll call vote (5-Yes, 0-No)

**B. Fire** –Interim Fire Chief E. Camel reported that January had 150 calls for the month, with 2 of these calls being fires (5<sup>th</sup> Street and Westchester Township on Burdick Rd.). A dog was saved on 5<sup>th</sup> Street. Interim Chief Camel attended the Westchester Township board meeting to discuss

the replacement of Engine 510. The Westchester Township Board wants the Town of Chesterton to come back to discuss the issue further after bid openings are processed. Lastly, Interim Camel reported that he attended a Fire Pension Meeting and that they will be re-investing pension funds into the highest yielded account. The first FDOC meeting was held tonight virtually.

**C. Clerk Treasurer – Bank Analysis-** Clerk Treasurer C. Udvard explained that a bank comparison process has been completed and is available for review. Centier reached out to Clerk-Treasurer Udvard and offered to complete a bank analysis, which was included in the Council’s packet for review. This report included fees charged and interest earned from the 3 different banks (1<sup>st</sup> Source, Horizon, & Centier). Council President S. Darnell remarked that Council will take the bank analysis under advisement.

**D. Streets, Sanitation, & Central Service –Assistant Street Commissioner-** Street Commissioner J. Schnadenberg reported that he and Town Manager D. Cincoski have conducted interviews for Assistant Street Commissioner. Commissioner Schnadenberg would like to submit a lateral transfer request because the individual they are looking to recommend for the position already has 7 years supervision experience as well as 3 weeks’ vacation. Member D. Lafata made the motion to approve this transfer of vacation time to the position, motion seconded by Member J. Ton; motion approved by unanimous roll call vote (5-Yes, 0-No). Commissioner Schnadenberg said the individual would be announced at next meeting and their start date will be provided.

**E. Engineering**—Town Engineer M. O’Dell reported lots 13-19 of Coffee Creek are being platted.

**F. Building** —Building Commissioner M. O’Dell said Dollar General has been granted occupancy on Friday, February 5 and that they opened up officially on Monday.

**G. Parks –CEDIT Request-** Superintendent S. Griffin presented a request for use of CEDIT funds for the purpose of purchasing an artificial Christmas tree for Thomas Centennial Park. Superintendent Griffin found a tree that is on sale for \$22,783 (normally \$34,005). Superintendent Griffin explained that it took the Street Department 70 labor hours and the Park Department 30 labor hours to maintain the live tree in 2020. Member J. Fisher made the motion to recommend using funds by making an additional appropriation in the Park Department’s fund (subject to Park Board approval), motion seconded by Member J. Ton; motion approved by unanimous roll call vote (5-Yes, 0-No).

**H. Attorney**—NO REPORT

**I. Utilities**—NO REPORT

**J. Town Manager**—Town Manager D. Cincoski reported that Fat Burrito is looking to get a riverfront liquor license. Member J. Fisher made the motion to provide Fat Burrito with the application packet for the riverfront license, motion seconded by Member L. Kittredge; motion approved by unanimous roll call vote (5-Yes, 0-No). Also, Town Manager Cincoski has been receiving CEDIT requests from Department Heads and would like a CEDIT budget review meeting will be held by the end of February.

VII. PUBLIC HEARINGS, BID OPENINGS, & REMONSTRANCES

**Bid Opening for Community Crossing Paving-** Town Attorney Paulson presented the two sealed bids for the project. The first was from Reith Reilly Construction Company of Gary, IN in the amount of \$156,902. The other was from Walsh & Kelly INC. of Griffith, IN in the amount of \$158,827.50. Member L. Kittredge made the motion to take the two bids under advisement, motion seconded by Member J. Fisher; motion approved by unanimous roll call vote (5-Yes, 0-No).

VIII. ORDINANCES AND/OR RESOLUTIONS

**Ordinance 2021-01- 1100 Woods Planned United Development District- Notice of Intent to Consider-** Town Attorney C. Parkinson presented the ordinance. This ordinance came to the Council with 7 out of 7 Plan Members providing a favorable recommendation. Public hearing was held in January. Attorney Greg Babcock was present on behalf of the petitioner. Member J. Ton made the motion to approve the ordinance on 1<sup>st</sup> reading, motion seconded by Member L. Kittredge; motion approved by unanimous roll call vote (5-Yes, 0-No). Member J. Ton made the motion to suspend the rules, motion seconded by Member J. Fisher; motion approved by unanimous roll call vote (5-Yes, 0-No). Member L. Kittredge made the motion to approve the ordinance on 2<sup>nd</sup> reading, motion approved by Member D. Lafata; motion approved by unanimous roll call vote (5-Yes, 0-No).

**Ordinance 2021-02-Creation of an Allocation Fund for Economic Development Area-** Attorney C. Parkinson presented this ordinance. There is a statute which creates economic development areas and provides for tax increment financing, requiring the separation of funds. It was recently noted that TIF allocation area III needs a separate fund created. This ordinance creates a separate fund for TIF allocation area III. Member J. Fisher made the motion to approve the ordinance on 1<sup>st</sup> reading, motion seconded by Member J. Ton; motion approved by unanimous roll call vote (5-Yes, 0-No). Member D. Lafata made the motion to suspend the rules, motion seconded by Member J. Fisher; motion approved by unanimous roll call vote (5-Yes, 0-No). Member J. Ton made the motion to approve the ordinance on 2<sup>nd</sup> reading, motion seconded by Member L. Kittredge; motion approved by unanimous roll call vote (5-Yes, 0-No). This is required by statute and was noted in the audit.

**Ordinance 2021-03- Extending Sick Leave Due to Covid-19-** Attorney C. Parkinson presented the Ordinance. This ordinance would give 10 days (80 hours) of sick leave to an employee under COVID quarantine for symptoms of COVID 19. This was federally required last year until 12/31/2020. This is not considered family related leave. Member J. Ton questioned whether or not the Town would be reimbursed under the current law. Until March 31, 2021 employers who

offer this leave can get reimbursed through taxes, however, this does not necessarily apply to the Town. Member J. Ton made the motion to approve the ordinance on 1<sup>st</sup> reading, motion seconded by Member L. Kittredge; motion approved by unanimous roll call vote (5-Yes, 0-No). Member L. Kittredge made the motion to suspend the rules, motion seconded by Member J. Fisher; motion approved by unanimous roll call vote (5-Yes, 0-No). Member J. Ton made the motion to approve the ordinance on 2<sup>nd</sup> reading, motion seconded by Member J. Fisher; motion approved by unanimous roll call vote (5-Yes, 0-No).

## IX. COMMUNICATIONS

NONE

## X. OLD BUSINESS

**Quiet Zone-** Member J. Ton requested that Town Manager D. Cincoski and Mark O'Dell look into the progress of the engineering study for this project.

**Waiver of Standards-Aldi Sidewalk Waiver-** Town Engineer M. O'Dell presented a letter from the department heads regarding the waiver for the Aldi sidewalk. The developer, US Really 87 Chesterton Associates, is requesting a reduction in the width of a sidewalk from 5' to 4.0' in a 35' stretch along Indian Boundary Road. Additionally, they are requesting a delay (until 12/2023 or when a tenant is constructed on the east portion of the property, whichever event comes first) in construction of 390' of sidewalk along Council Drive. Regarding the first request, department heads agree that the proposed sidewalk location along Indian Boundary Road has an existing NIPSCO power pole and telephone box along its route which restricts the path in a 35' section. This section of the sidewalk will have a width of 4.0- instead of the required 5.0' per the Town Standards. This will not affect the sidewalk connectivity in the area. Regarding the second request, the delay of sidewalk installation, department heads agree that if the sidewalk is installed now, there is the potential that the new building may need the sidewalk moved which causes additional costs to the property owner. Council President S. Darnell brought up the fact that Franciscan has connecting sidewalks constructed in the area. Council President S. Darnell also mentioned that she didn't want people walking in the parking lot. Member L. Kittredge agreed. Mark Hoffman from US Really 87 commented that they didn't want an indefinite waiver, but 24-36 months instead. Town Attorney J. Paulson advised that the Council can make different motions on the two separate requests. Member J. Ton suggested granting a delay of 12 months, no longer, from April construction ground breaking, and allowing the reduction in size around posts immediately to put the sidewalk in along Indian Boundary Road, motion seconded by Member L. Kittredge; motion approved by unanimous roll call vote (5-Yes, 0-No). Town Engineer M. O'Dell suggested granting this delay from the day the developer picks up the building permit. Town Engineer O'Dell will add this verbiage to the building permit. Member J. Ton made the motion to amend the delay to be from the day the

building permit is picked up, motion seconded by Member L. Kittredge; motion approved by unanimous roll call vote (5-Yes, 0-No).

XI. NEW BUSINESS AND/OR UPDATES

NONE

XII. COMMENTS FROM THE BOARD

Council Member S. Darnell:	No comment
Council Member J. Fisher:	Member J. Fisher commented that she was proud of the Fire Department's responses to the recent fire calls. Also, she looks forward to reading Nevers' Town Facebook updates.
Council Member L. Kittredge:	No comment
Council Member J. Ton:	Member J. Ton commented that he looks forward to Kevin Nevers' Town Facebook posts since the absence of the Chesterton Tribune.
Council Member D. Lafata:	No comment

XII. ADJOURNMENT

Council Member J. Fisher made the motion to adjourn, motion seconded by Council Member L. Kittredge; motion approved by unanimous roll call vote (5-Yes, 0-No).

ATTEST:

\_\_\_\_\_  
COUNCIL PRESIDENT

\_\_\_\_\_  
CLERK TREASURER C. UDVARE