

TOWN COUNCIL MEETING
July 27, 2020
7:00 p.m.

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE

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

II. ROLL CALL

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

III. APPROVAL OF MINUTES

Council Member J. Fisher made the motion to approve the minutes of the July 13, 2020 meeting; motion seconded by Council Member D. Lafata, motion approved by unanimous voice vote.

IV. CONSIDERATION OF CLAIMS

Council Member J. Ton made the motion to approve the claims as presented, motion seconded by Council Member L. Kittredge, motion approved by unanimous voice vote.

V. PETITIONS AND COMMENTS FROM THE FLOOR

Coffee Creek Park Revitalization—Mark Hopkins— Owner of Hopkin’s Ace Hardware at 325 S. Calumet Rd. Mark Hopkins is a member of the Coffee Creek Park Committee and has been working on plans to revamp this Town park for a year or so. Hopkins said this revamping of Coffee Creek Park would help Chesterton’s downtown businesses and also attract new businesses. Hopkins further stated that the park is currently overgrown, contains invasive species, dead trees, and is not utilized to its full potential. Hopkins’ presentation discussed “Phase 1” which included a new entrance from Lois Lane, railroad tie step replacement, new seating, a waterfall, new decking connecting to existing decking, and an additional walking path off Lois Lane. Additionally, an amphitheater with retaining wall was presented. Ideas regarding the addition of restrooms and concessions were presented. In regards to funding, Hopkins suggested the round up program at Ace Hardware, grants from the Rotary Club, revenue from park impact fees, and patronicity. Hopkins stated he is looking for approval to go to the park board with his ideas. Hopkins received applause and thanks for his presentation.

Waiver of Standards—1840 S. 11th Street—Steiner Homes. John Kremke of Steiner Homes

discussed his customer's wish for a waiver of sidewalk standards for the property at 1840 S. 11th Street. This property is located across from the football field at Chesterton High School. Kremke stated that his customer feels that the sidewalk would essentially only service this one property. Town Engineer Mark O'Dell said the Town required Growing Kids to put in sidewalks around their property when Growing Kids was constructed. Additionally, there are some issues with the ditch. Engineer O'Dell said he can report back at the next meeting. Council President S. Darnell said she does not see a reason to approve this waiver of standards and that you owe the town if you want to build. Council Member J. Ton said that it seems wrong to not put a sidewalk across from the high school. Member Ton also said the more sidewalks the better and that he saw no justification for the waiver, but that Town Engineer Mark O'Dell would review this and they would report back at the next meeting.

Annexation Petition—PSR, LLC—Attorney Greg Babcock, representing PSR, LLC, provided some information regarding PSR's plans for the property and annexation petition. Babcock stated this was set for public hearing back in December 2018 and ended up getting tabled. The property is made up of 58 acres and PSR's new plan includes the construction of 42 single family homes and 2 commercial buildings (with no consensus on commercial buildings reached with neighbors). Babcock explained that historically, the Town takes in annexations as "R1." Then, PSR LLC would go to the Plan Commission. Town Attorney Chuck Parkinson stated that PSR's fiscal plan was already approved by resolution. However, since this annexation couldn't take place until 2020 because of the census, the numbers for the fiscal plan are 2021 numbers. The public hearing has been held and the ordinance is the same ordinance as 2018. President Darnell said the council would allow people to speak for record to express their needs and wants. The future meeting with the Plan Commission would be the place to further express concerns.

Evelyn Komenas -1087 N. Pearson Rd. (nonresident) - Evelyn Komenas stated her concern about the 2 businesses referenced in PSR's plan. Komenas commented that there are empty businesses downtown. Komenas also said she was concerned about drainage regarding her property.

VI. REPORTS FROM OFFICIALS & DEPARTMENT HEADS

A. Police—NO REPORT

B. Fire – Fire Chief John Jarka discussed a possible truck donation from the Indiana Dunes National Lakeshore. Chief Jarka asked the council for permission to enter the lottery of interested parties in an attempt to receive the truck as a donation. Council Member J. Fisher recommended that the town express interest. Council Member J. Fisher made the motion to express interest in the truck donation, motion seconded by Council Member J. Ton, motion approved by unanimous voice vote.

C. Clerk Treasurer—Clerk Treasurer C. Udvare reported that she had received 3 letters of

interest from applicants for the open Plan Commission seat. Interviews start at 6pm on August 10th and will be discussed further at the next meeting.

D. Streets, Sanitation, & Central Service—NO REPORT

E. Engineering—NO REPORT

F. Building-Town Engineer Mark O'Dell said a distillery is going through the BZA process.

G. Park- Park Superintendent Shane Griffin discussed a CEDIT fund request for a new truck purchase for the Park Department. Griffin got quotes on a 2020 Ford F250-- one for \$34,382 (Lakeshore Ford--original price \$44,820) and one from a state run purchasing site for \$37,553. Superintendent Griffin asked for permission to move forward with the purchase of the 2020 F250 from Lakeshore Ford for \$34,382. The CEDIT budget allocated towards this was \$35,000. The Park Board is also in agreement. Council Member J. Fisher said this is a good deal and is under budget. Council Member J. Fisher made the motion to move forward with the purchase, motion seconded by council member J. Ton, motion approved by unanimous voice vote.

H. Attorney—Town Attorney Chuck Parkinson presented the council with the annexation and development agreement with PSR, LLC. Council Member J. Ton made the motion to adopt the annexation and development agreement, motion seconded by Council Member L. Kittredge, motion approved by unanimous voice vote.

I. Utilities—NO REPORT

J. Town Manager—Town Manager Bernie Doyle thanked Mark Hopkins for his presentation on Coffee Creek. Manager Doyle announced his retirement effective December 31, 2020 and read his letter to the Council. Council Member J. Ton expressed gratitude and thanks to Bernie Doyle for a top notch job on his contributions to the Town.

VII. PUBLIC HEARINGS, BID OPENINGS, & REMONSTRANCES

NONE

VIII. ORDINANCES AND/OR RESOLUTIONS

Ordinance 2020-10-Annexing Certain Contiguous Land to the Town of Chesterton (PSR, LLC.)—Council Member J. Fisher made the motion to approve the ordinance on first reading, motion seconded by Council Member D. Lafata, motion approved by unanimous voice vote. Council Member J. Ton made the motion to suspend the rules, motion seconded by Council Member L. Kittredge, motion approved by unanimous voice vote. Council Member J. Ton made the motion to approve the ordinance on second reading, motion seconded by Council Member L. Kittredge, motion approved by unanimous voice vote.

IX. COMMUNICATIONS

NONE

X. OLD BUSINESS

Right of Way Agreement—Odisei Mirion-1715 N. Spaulding Chicago, IL - Council Member J. Ton made the motion to approve the agreement, motion seconded by Council Member J. Fisher, motion approved by unanimous voice vote.

Quiet Zone- Council Member J. Ton had nothing to report. Regarding NIRPC, Council Member J. Ton met with NIRPC virtually on July 16th. Member Ton discussed the Community Crossing grant fund and the low income from gas tax. INDOT will not be opening up for another round of projects at this time. This will possibly be revisited in September. Tax draws next year will be significantly different and or diminished.

XI. NEW BUSINESS AND/OR UPDATES

NONE

XII. COMMENTS FROM THE BOARD

Council Member S. Darnell: Council Member S. Darnell said she will not express her goodbyes to Manager Doyle yet because we are not done working.

Council Member J. Fisher: Council Member J. Fisher thanked Town Manager Doyle for his service to the Town. She said that Manager Doyle is an asset to the community and she wishes him the best. Member Fisher also said she was impressed with Mark Hopkins’ presentation and his vision and motivation to inspire.

Council Member L. Kittredge: Council Member L. Kittredge thanked Mark Hopkins for the park presentation and thanked Town Manager Doyle for his service to the Town.

Council Member J. Ton: Council Member J. Ton seconded all the previous comments.

Council Member D. Lafata: Council Member D. Lafata said Chesterton was used as background on Channel 5 News and it looked great. People are coming to Town.

XIII. ADJOURNMENT

Council Member J. Ton made the motion to adjourn; motion seconded by Council Member L. Kittredge; motion approved by unanimous voice vote.

ATTEST:

COUNCIL PRESIDENT

CLERK TREASURER C. UDVARE