

**LOWELL TOWN COUNCIL  
REGULAR MEETING  
JANUARY 26, 2015**

The regular meeting of the Lowell Town Council was called to order on Monday, January 26, 2015 at 7:00 P.M. by President Christopher Salatas. The Pledge of Allegiance was recited followed by a moment of silence. Clerk-Treasurer Judith Walters called the roll. Members present were Craig Earley, LeAnn Angerman, Christopher Salatas, and Edgar Corns. Donald Parker was not in attendance. Also present were Town Attorney David Westland, Public Works Director Greg Shook, Building Administrator Tom Trulley, Police Chief Erik Matson, Lake County Economic Alliance representative Don Koliboski, one member of the media, and ten citizens.

**APPROVAL OF MINUTES**

Councilman Corns made a motion to approve the January 12, 2015 regular meeting minutes and the January 19, 2015 work session, seconded by Councilwoman Angerman and carried with four ayes.

**APPROVAL OF VOUCHERS**

President Salatas stated he had reviewed White Vouchers #1070 - #1122, White-Police #4010 - #4019, Water #2044 - #2072, Waste Water #3037 - #3061, and Stormwater Utility #5007 - #5015, and recommended all of the vouchers for payment. Councilwoman Angerman made a motion to approve the vouchers as listed, seconded by Councilman Earley and carried with four ayes.

**PETITIONS, COMMUNICATIONS, REMONSTRANCES, PROCLAMATIONS**

Town employees - Perfect Attendance - President Salatas listed the town employees who achieved perfect attendance in the year 2014: Eric Barnhill, Debbie Earley, John Goad, Frank Lovely, Shawn O'Connell, Tom Sullivan, Sue Sutphen, Erik Matson, Cory Burkus, John Chase, Nicholas Kaczmarczyk, Joseph Knight, Christopher Thompson, James Woestman, and Dianna Cade.

**ORDINANCES & RESOLUTIONS**

2<sup>nd</sup> Reading - Ordinance #2015-01 - 2015 Salary Ordinance - Councilman Corns made a motion to adopt Ordinance #2015-01 by name and title only, seconded by Councilman Earley and carried by roll call vote with four ayes.

1<sup>st</sup> Reading - Ordinance #2015-03 - an Ordinance to amend Chapter 155 - Temporary Signs - Councilman Corns made a motion to hold over Ordinance #2015-03 for a second reading, seconded by Councilman Earley and carried by roll call vote with four ayes.

Resolution #2015-02 - annual transfer from Sewer Oper-Maint to Sewer Improvement Fund - Councilman Corns made a motion to approve Resolution #2015-02, seconded by Councilman Earley. Clerk-Treasurer Judith Walters explained that this was an annual transfer per the Bond Ordinance, based on what the operating and maintenance expenses are for the sewer utility, and anything over a two month operating balance gets transfer to the Improvement Fund. The motion carried by roll call vote with four ayes.

**UNFINISHED BUSINESS**

Public Works Department Update - Public Works Director Greg Shook stated the JMOB meeting that was scheduled for February 10<sup>th</sup> has been rescheduled for February 17<sup>th</sup>. He stated he had also spoken with a

gentleman named Jay Keith with the DNR regarding the location of a street garage and water tower at Freedom Park. The bottom line in talking to him is if we can find another piece of property, it would be the best thing to do. The reason is because this property is designated for outdoor recreation, and to use it as anything other than that the Town would have to go through a procedure to get permission to do so. Building Administrator Tom Trulley stated himself and Director Shook had looked in to other acreage for the street garage, but over the weekend Mr. Trulley had been in contact with the owner of the property off of Westmeadow, David Braatz. Mr. Trulley stated he had received a letter from Mr. Braatz stating he would take \$240,000 for the seventeen acres, which is the lower of the two appraisals. Mr. Braatz would like to work with the Town and asked that for any future development, the Town be willing to reciprocate. Councilman Corns asked how soon we could proceed. Mr. Trulley stated that Mr. Braatz would like our attorney to draw up the papers. Councilman Corns made a motion to have Attorney David Westland draw up the papers for the purchase of the seventeen acres, seconded by Councilman Earley and carried by roll call vote with four ayes.

### **LTC REGULAR MEETING - 1/26/15 - Page 2 of 3**

Curb & Sidewalk Project - Approve Pay Request to Commonwealth Engineers - \$20,079.00 for road design and right-of-way engineering and forward to INDOT for 80% reimbursement - Councilman Earley made a motion to approve the pay request to Commonwealth Engineers for \$20,079, seconded by Councilman Corns and carried by roll call vote with four ayes.

Tabled from previous meetings:

1/12 - Request to place dumpster on side of building - Calla's & NWI Chaircovers - President Salatas announced that the issue of the dumpster has been resolved without the need for the Council's intervention. The Board of Health did not require a dumpster on their property, so they will be sharing the dumpster at the carpet store next door.

1/12 - Mason disannexation - President Salatas stated there has been no change in the status. Attorney Westland stated that Mr. Mason's lawyer did contact Clerk-Treasurer Walters for the information he needed, but there has been no contact with him since.

### **NEW BUSINESS**

Permission to advertise for Historical Board and EDC - Councilman Corns made a motion to approve to advertise the open positions for three weeks, seconded by Councilwoman Angerman. The motion carried with four ayes.

Approve Stormwater Utility budget for 2015 - Councilman Corns made a motion to approve the budget in the amount of \$300,000., seconded by Councilman Earley and carried by roll call vote with four ayes.

Approve 2014 Encumbrance from 2014 to 2015 - Clerk-Treasurer Walters stated in detail what the encumbrances were for in 2014 in the General, M.V.H., Park, and LOIT Public Safety Fund. Councilman Corns made a motion to approve the encumbrances, seconded by Councilman Earley and carried with four ayes.

Enter into agreement with FSG to update Sustainability Analysis - Councilman Earley made a motion to approve the agreement with FSG, seconded by Councilman Corns and carried with four ayes.

Approve annual conflict of interest statements per I.C. 35-44-1-3 - Councilman Earley made a motion to approve the conflict of interest statements, seconded by Councilman Corns. Attorney Westland stated the statements were from James Langen, Redevelopment Commission; James Konradi, BZA, Plan Commission, and Traffic Commission; LeAnn Angerman, Town Council and Redevelopment Commission;

and Craig Earley, Town Council and Redevelopment Commission. The motion carried with four ayes.

Lake County Economic Alliance - Don Koliboski, Vice-President of Economic Development for the Lake County Economic Alliance, gave a brief description of his and Ms. Lauerman's background with the Northwest Indiana Forum, and now the Lake County Economic Alliance. Mr. Koliboski listed some local properties, 790 W. Commercial and 101 W. Oakley, that have had some recent interest due to their advertisement. He stated their primary role is to partner with the State of Indiana and follow up on leads for companies that are looking at doing business in Northwest Indiana, letting them know of available properties. Councilman Earley stated, for those of you who were not with this Council in 2014, we had Mr. Koliboski and Ms. Lauerman give a presentation on the Northwest Indiana Forum, and what it could do for this area, and the Town approved becoming a member of the Forum for 2015. He stated he believed it would be of better interest to the Town to become members of the Lake County Economic Alliance, since it is more locally focused. Mr. Koliboski stated instead of thinking of it as a membership, it is more of an investment. He explained that they have had some interest from private business owners that have wanted to invest in the Alliance because they believe in what they are doing. He stated they will continue to work closely with the Northwest Indiana Forum as well. Discussion followed regarding the amount set aside for investment and the focus of the Lake County Economic Alliance. Councilman Earley made a motion to invest \$2500 in to the Lake County Economic Alliance instead of the Northwest Indiana Forum, seconded by Councilman Corns. Mr. Koliboski stated you will receive the same amount of service that any other community will get in Lake County. He stated they will bring forward a Memorandum of Understanding that outlines what to expect with your partnership in the Alliance. President Salatas asked if the Town increased their investment, would more time be spent on their behalf in the Town. Mr. Koliboski stated no., this is not based on the investment fee, you will get our full attention. Mr. Koliboski went on to explain some of the benefits the Town would receive by being a part of the Alliance. Councilwoman Angerman asked if they should be voting since they do not have the Memorandum of Understanding. Clerk-Treasurer Walters stated this would take care of the budget part for her since it is listed in the budget as Northwest Indian Forum. Mr. Koliboski stated he

**LTC REGULAR MEETING - 1/26/15 - Page 3 of 3**

could be at the next meeting with the Memorandum of Understanding. The motion carried by roll call vote with four ayes. Councilman Earley stated the Redevelopment Commission President asked previous to this meeting to be able to get together with the Town Council and Mr. Koliboski, so that may be a good time to bring this forward as well.

President Salatas presented a picture of the Town Hall that was received from NIRPC as a gift at their last meeting. Councilman Corns asked if there could be reports given to the Council from the representatives that go to the NIRPC and Solid Waste meetings. Attorney Westland stated there are a few different ways to do that, which we can discuss at the next meeting.

### **ANNOUNCEMENTS**

President Salatas announced that the next regular meeting will be held Monday, February 9, 2015 at 7:00 P.M.

### **MEDIA QUESTIONS/PUBLIC COMMENTS**

Robin Johnston, Lowell Tribune, asked for a list of the perfect attendance employees and the temporary sign ordinance.

Don Huseman, 362 Gwen's Cove, asked if Mr. Mason's disannexation had remained tabled. Attorney Westland stated it was never removed from the table because there is information they were supposed to

get us that they have not yet.

**ADJOURNMENT**

Councilman Corns made a motion to adjourn at 7:34 P.M., seconded by Councilwoman Angerman and carried with four ayes.

---

---

Christopher Salatas, President

Attest:

---

Judith Walters, Clerk-Treasurer