CALL TO ORDER: 6:30 P.M.

INVOCATION: Roger Wills- Trinity Free Methodist Church

ROLL CALL: Mr. Widing was absent and all other members present.

PLEDGE OF ALLEGIANCE:

PETITIONS, COMMUNICATIONS, REMONSTRATIONS:
Proclamation-100th Anniversary of Old Lincoln Hwy. Mr. Pettit made a motion to approve and second by Mr. Goralczyk. The motion was approved by a 6/0 voice vote.

Large Gathering Permit- Polish/American 26th Pilgrimage. Mr. Pettit made a motion to approve and second by Mr. Goralczyk. The motion was approved by a 6/0 voice vote.

CONSENT AGENDA:
Accounts payable register voucher approval June 25, 2013 and the approval of Town Council minutes of June 11, 2013 and the Fire Territory Board Minutes of May 14, 2013. Mr. Pettit made a motion to approve and second by Mr. Hardaway. The motion was approved by a 6/0 voice vote.

STANDING COMMITTEES:

BUDGET & FINANCE:
Mr. Goralczyk made a motion to move forward with the bond for paving which is going to approximately be $1.8 million dollars and Mr. Hardaway second the motion. The motion was approved by a 6/0 voice vote.

PUBLIC WORKS:
Mr. Pettit scheduled a public works meeting to create a paving list, the meeting will be held on July 9th at 5:00 p.m.

COUNCIL AFFAIRS: No report

PERSONNEL POLICY & EMPLOYEE BENEFITS:
Mr. Hardaway discussed an issue with regards to receiving phone calls from constituents complaining about Town employees treating them rudely and talking badly of him. Mrs. Miano agreed and stated she has had phone calls as well. Mr. Pettit recommended holding a 2 hour executive session because there are a lot of issues to deal with.

PUBLIC SAFETY:
Mr. Pettit discussed the State signals going down during power outages and asked Bruce to discuss the issues with INDOT.

Mrs. Miano discussed the issues with power outages and opening the Town Hall as a cooling center, that will be open until 10:00 p.m. and she will come open up the Town Hall for anyone who needs it.

PARKS & RECREATION:
Mr. Spann stated that the parade is coming along well and they are receiving entries.

ENVIRONMENTAL AFFAIRS:
Mr. Lake gave an update on the rain garden that was planted last Friday and Saturday at 54th Court. They are investigating some improvements for 53rd Court off of Pierce Street that has about 9 acres they are looking to utilize for detention in that area. Robinson Engineering has all the data completed for Southmoor Park and are using that for the new drainage plans for the entire subdivision. The jet vac truck is still in Sedona. They are looking at drainage improvements around the apartments by Jefferson Street, 59th Avenue to alleviate the flooding there. The plans for the storm water building are out for bid and the opening will be July 9th. They have the storm water brochures printed out and will be at various departments in the Town. He has a meeting tomorrow with regards to the storm water master plan updates. He attended a DNR flood plan management workshop in Dyer and he obtained more information as to how the flood insurance mapping program is managed and the post disaster preparedness plan. July 29th FEMA will meet with him to go through the program as part of the CRS application process. NIRPC is hosting a workshop on July 17th focusing on construction site and storm water run-off controls.

Mr. Hardaway encourages everyone to go look at the rain garden and how great it is and enhances the neighborhood and the Town. He stated that they want to get a couple recyclable benches to place there and he
spoke with Mr. Langbehn from Solid Waste and beginning Monday they are holding a cap-a-thon here at Town Hall where you can bring in any type of cap to give to the Town. Their goal is to receive 800 lbs. of caps to get the benches.

ELECTIONS & PUBLIC RELATIONS:
Mrs. Miano announced that the Independence Day Parade will be held July 3rd at 7:00 p.m. The lineup is at 5:30 at the 80th entrance to Giessen Funeral Home. August 6th is the National Nights Out from 6-8 p.m.

Mr. Goralczyk announced that Hailey is doing her annual Kool-Aid for Riley Hospital from July 8-12th at the Merrillville Fire Station 2, 7905 Taft Street.

ECONOMIC DEVELOPMENT: No report.

UTILITY LIAISON: No report.

TOWN GOVERNMENT RE-ORGANIZATION: No report.

ADA COMPLIANCES: No report.

State Representative Vernon Smith gave a report on what is going on in Indianapolis with regards to House Senate Bill 585, lifting the caps and how it affects the Town and the area he represents.

GENERAL ORDERS:

FIRST READING ORDINANCES:
Ordinance 13-23: An Ordinance of the Town of Merrillville, Indiana, providing that the zoning ordinance Town of Merrillville, Lake County, Indiana be amended by changing the established zone classification A-1, Agricultural Zoning District to C-2, community commercial zoning district on the undeveloped property of Edna, Robert and Gerald Luebcke to be known as Mainstreet Property Group, LLC (MS Merrillville, LLC) on approximately 1.3 acres +/-. Mr. Pettit made a motion to approve the ordinance on second reading and Mr. Spann second the motion. The motion was approved by a 6/0 roll call vote.

Ordinance 13-24: An Ordinance of the Town of Merrillville, Indiana, providing that the zoning ordinance Town of Merrillville, Lake County, Indiana, appropriating additional monies within the parks non-reverting fund of the Town of Merrillville, Lake County, Indiana, for the year 2013 not included in the current budget. Mr. Goralczyk made a motion to approve the ordinance on second reading and Mr. Pettit second the motion. The motion was approved by a 6/0 roll call vote.

SECOND READING ORDINANCES:
Ordinance 13-20: An Ordinance of the Town of Merrillville, Indiana, transferring monies of the 2013 budget within certain categories. Mr. Pettit made a motion to approve the ordinance on second reading and Mr. Hardaway second the motion. No public comment. The motion was approved by a 7/0 roll call vote.

Ordinance 13-21: An Ordinance of the Town of Merrillville, Lake County, Indiana, designating an Economic Development Target Area. Mr. Pettit made a motion to approve and Mr. Spann second the motion. No Public Comment. No public comment. The motion was approved by a 6/0 roll call vote.

RESOLUTIONS:
Resolution 13-12: A Resolution of the Town of Merrillville, Lake County, Indiana, authorizing temporary loans to fulfill monetary requirements. Mr. Hardaway made a motion to approve and Mr. Pettit second the motion. The motion to was approved by a 5/1 voice vote with Mrs. Barron voting no.

Resolution 13-15: A Confirmatory Resolution of the Town of Merrillville, Lake County, Indiana, designating an Economic revitalization area. No public comment. Mr. Goralczyk made a motion to approve and Mr. Spann second the motion. The motion was approved by a 6/0 roll call vote.

Resolution 13-12: A Resolution of the Town of Merrillville, Lake County, Indiana, approving an order of the Town of Merrillville Plan Commission approving an amendment to an economic development plan previously adopted by the Town of Merrillville Redevelopment Commission. Mr. Pettit made a motion to approve and Mr. Spann second the motion. The motion was approved by a 6/0 roll call vote.
BZA ACTIONS:
Petitioner: Terry Joy Jr.
Owner: CPT REO LLC
Request: Special Exception approval on .93 acres
Purpose: For an automotive repair facility
Location: 700 West 84th Drive
Zoning: C-2 Community Commercial
Case No.: Z19E5-0513

Mr. Joy submitted a letter to Ms. Gregor withdrawing his petition since he was turned down by the BZA. Mrs. Miano read the letter. Mr. Pettit made a motion to accept the withdrawal and Mr. Goralsczyk seconded the motion. The motion to accept the withdrawal was approved by a 6/0 voice vote.

Petitioner: Mainstreet Property Group, LLC
Owner: Edna, Robert & Gerald Luebcke
Request: Special exception approval on approximately 11.3 acres +/-
Purpose: for a skilled nursing and assisted living facility
Location: 171 East 93rd Avenue
Zoning: C-3 Highway Commercial
Case No.: Z13E3-0413

Mr. Joy submitted a letter to Ms. Gregor withdrawing his petition since he was turned down by the BZA. Mrs. Miano read the letter. Mr. Pettit made a motion to accept the withdrawal and Mr. Goralsczyk seconded the motion. The motion to accept the withdrawal was approved by a 6/0 voice vote.

Case No.: Z19E5-0513

Conditions: For this petitioner only, at this location only, for this use only

Mr. Klingle stated, “Goodevening Madam President and members of the Town Council. For the record my name in Michael Klingle, I’m with the firm Greenfarrow, 21 South Evergreen Avenue, Arlington Heights, Illinois. I am here this evening as a representative of Mainstreet. To give you a little background of Mainstreet, it was founded in 2002, the executive team there identified a need for a higher standard of care. The facilities that are currently in the market... baby boomers are much more desirous of a higher standard of living and living experience. Recent AARP pole when baby boomers were petitioned, asked whether or not they would use some of the current facilities out there and 90% said no that they would not, that it was not up to the standard that they are used to living and they would not like to reduce their standard of living when they would have to use the facility. The senior management team developed their trademark next generation facility which we are happy to bring to Merrillville. This facility will engage 10-15 designated locations and destination locations within the facility, these destinations being a theatre, a pub area, community gathering area, two restaurants with sit down and order off the menu restaurants, physical therapy facilities inside the building and an outside area for exterior rehabilitation. The facility that they are proposing is 66,000 sq.ft. single story facility. The bed count will be 100 of which generally is split 30% assisted living and 70% skilled nursing. The main idea for this facility is to provide people with a rehabilitation area outside of the hospital environment. With this next generation facility it has been proven that there are quacking rehab times and less times where people are ending up back at the hospital. This is primarily because of the activity level that people experience here as opposed to many of the current facilities that where it’s in room only treatment. This facility is going to bring 300 temporary jobs during construction, 100+ permanent jobs. It’s not going to be low paying jobs, its going to be skilled nursing, administrative, restaurant facility jobs, maintentnace and those types of jobs. The facility is going to be staffed 24/7 so from the stand point just to give you an idea, the operators of Mainstreet facilities generally pay between 5% & 10% higher than what you can get with the same position outside of the facility. The property is located at the southwest corner of Broadway and 93rd Avenue and is about 10 acres of land. We have all of the utilities available to us along 93rd Street, water, gas, electric and sanitary we do have to extend about 200ft from the west property boundary, although there is a large storm sewer pipe that runs along the west property line so we will have to be providing a pump station for sanitary from the building to that property line and the extension would be 200 ft beyond there to get to the gravity system. Storm facilities will be provided in the northwest corner of the property as well along the south property line and will be inter-connected and basically is going to be divided in half, the north half is going to the north pond and the south half is going to the south pond. They will dispense or exit into the detention basin just west of our property which I believe is a municipal detention facility and then continue down stream to proeprties to the south. Based on the facilities available to us at 93rd Street as well as utilities, I believe that we have met all of the findings of fact that you guys placed forward that the project needs to meet in order to be granted the special exception and we have been before the BZA and they recommended unanimously to approve this and for those reasons I look for positive findings from this board this evening and am available for any questions.” Mrs. Miano stated, “I have... I was at the first meeting with Councilman Pettit and I was very amazed at what you are offering coming to our Town. It’s beautiful if it’s as nice as what the pictures show.” Mr. Pettit stated, “Madam President, it gives me great joy that you guys are coming into Ameriplex, this was the one parcel that ironically was outside of the Ameriplex but as you said, we met with them and they’ve been with Don and I at plan commission and I’m very excited about this Michael for that area. Just keep in mind drainage is a concern down there. With that said Madam President I’ll make a motion to approve Case No.: Z19E5-0513. Mr. Hardaway second the motion. Mr. Goralsczyk asked, “You said you are going to use skilled people to work inside the place... how is it going to be built, with skilled labor too?” Mr. Klingle replied, “Yes.” The motion was approved by a 6/0 voice vote.
Petitioner: Landmark Sign Group
Owner: Diocese of Gary (Andrean High School)
Request: Variance of use approval in an R-2, Single Family Residential Zoning Dist.
Purpose: for a proposed electronic message center sign
Location: 5959 Broadway
Zoning: R-s single family residential

Case No.: Z20uV6-0513

 Conditions: For this petitioner only, at this location only, for this use only. All other sign code requirements will have to be met. Mr. Hardaway made a motion and Mrs. Barron second the motion. The petitioner stated, “What we have here for Andrean is to remove the existing monument sign currently on site and replace it with a new free standing sign with an electronic message center to replace a current manual marquee that they currently have.” Mr. Pettit replied, “Basically like Merrillville High Schools but different design.” Mrs. Miano asked, “Will you be allowing us to use that for any of our advertisement spaces for the Town of Merrillville?” The petitioner replied, “Yes.” Mr. Pettit replied, “They have to…don’t they by ordinance Dorinda? The on premise electronics have to promote Town events?” The motion was approved by a 6/0 voice vote.

OLD BUSINESS: None

NEW BUSINESS: None

PUBLIC COMMENT: All comment is recorded on cassette and on file at the Clerk-Treasurer’s office.

ANNOUNCEMENTS:
Plan Commission Workshop, July 2, 2013 at 6:30 p.m.
BZA Meeting, June 26, 2013 at 6:30 p.m.
Town Council Meeting, July 9, 2013 at 6:30 p.m.

All Town offices with the exception of emergency services will be closed Thursday, July 4, 2013 & Friday, July 5, 2013 in observance of July 4th.

ADJOURNMENT

Mrs. Miano, Town Council President        Eugene Guernsey, Clerk-Treasurer