

TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA
MINUTES OF THE TOWN COUNCIL



August 1, 2017

Public Meeting Advertised for 6:00 PM
Conducted at the Cedar Lake Town Hall
Pledge of Allegiance & Moment of Silence

Roll Call:

Present	Robert H. Carnahan Council Member	Ward 1	Present	Greg Parker Council Member	Ward 6
Present	John Foreman Council Member	Ward 2	Present	Richard Sharpe Council Member	Ward 7
Present	Julie Rivera Council Member	Ward 3	Present	Amy J. Gross, IAMC, MMC, CPM Clerk-Treasurer	
Present	Ralph Miller Council Member	Ward 4	Present	Jill Murr, CPM, IAMC, MMC Town Administrator	
Present	Randell Niemeyer Council Member	Ward 5	Present	David Austgen Town Attorney	

PUBLIC COMMENT

None

CONSENT AGENDA

Minutes: July 18, 2017 Public Meeting

Docket: August 1, 2017 – All Town Funds \$379,998.82, Wastewater \$49,094.83, Water \$15,082.99, Storm Water \$112,824.14, Payroll 07/27/17 & 08/01/17 \$185,012.04

Greg Parker moved to accept and waive the reading of the Minutes, and to accept the Consent Agenda. Second was made by Ralph Miller. Roll call vote: Carnahan – Yes, Foreman – Yes, Rivera – Yes, Miller – Yes, Sharpe – Yes, Parker – Yes, Niemeyer – Yes. Vote: 7 to 0.

ORDINANCES

1. Ordinance No. 1270 – Building and Permit Fee Amendment

Council Member Parker read by title only. Town Administrator Murr explained that a favorable recommendation came from the Plan Commission with a vote of 7-0. Last November, the Town engaged London Witte Group to analyze the Building Department Fees. The analysis has been completed and has been reviewed by staff. The multiplier is being increased. It was previously increased in 2006. The building fees have not been increased since 2009. The fees have been modernized and some categories have been combined. Updated fees for items such as an above ground pool versus an in-ground pool. The multiplier will increase the construction cost to match the current value of the home. The cost increase is primarily on new structures. There is added flexibility on replacements or repairs. President Niemeyer asked what the overall percentage increase in building fees is. Town Administrator Murr stated that the overall percentage increase on a home with a \$230,000 value is about 30%. She stated it varies on the value of the structure.

A motion to approve the first reading of Ordinance No. 1270 was made by Richard Sharpe with second by Julie Rivera. President Niemeyer added that the only discussion he has on the item is that they continually monitor it to make sure as the Town grows that the growth of the Town is funded by those who are moving here rather than those that already live here. Roll call vote: Carnahan – No, Foreman – Yes, Rivera – Yes, Miller – Yes, Sharpe – Yes, Parker – Yes, Niemeyer – Yes. Vote: 6 to 1. Second reading will be at the next meeting.

NEW BUSINESS

1. Parcel Donation Acceptance

Town Administrator Murr stated they received a request from the Ficek family to donate four parcels to the Town. The parcels are in the area of 144th Avenue and 145th Avenue on the east side of Town between Rocklin and Sherman Streets. These parcels are adjacent to parcels currently owned by the Town. The parcels are located in the area of a potential trail corridor. The parcels are also located within the flood plain of the creek. This would also help preserve that wetland area. The parcels have been reviewed by staff and the Town Attorney. It was recommended to accept the parcel donation and authorize staff and the Town Attorney to prepare documents needed to transfer the parcels.

A motion to approve the Parcel Donation Acceptance was made by Robert Carnahan with second by Ralph Miller. Roll call vote: Carnahan – Yes, Foreman – Yes, Rivera – Yes, Miller – Yes, Sharpe – Yes, Parker – Yes, Niemeyer – Yes. Vote: 7 to 0.

**TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA
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TOWN COUNCIL REPORTS

1. **Town Council** – President Niemeyer asked Council Member Carnahan if he could share his concerns on the Building Permit Fee. Council Member Carnahan stated he didn't want it to go to another reading this evening. President Niemeyer asked if he understood why they are raising the fees. Mr. Carnahan stated he did. He added he wanted to give the people in the community another opportunity to come to a meeting and voice opposition if they wanted to. Mr. Carnahan added that Ed Soliday will be at the next 16 Plus meeting. That will be on August 25th at 9am at the Schererville Town Hall. Town Attorney Austgen asked Mr. Carnahan if he was organizing the meeting. He added that they might want to invite Paul Joyce, Indiana State Examiner, to the meeting. Mr. Carnahan stated he told Mr. Soliday he would be the only speaker. Mr. Austgen added that heading into budget season many are looking for guidance. Clerk-Treasurer Gross added that part of the problem is that the legislators make the laws and don't know how to interpret any of it and leave it up to the State Board of Accounts or Department of Local Government Finance to figure it out. In the meantime, we're budgeting and don't know what to do about MVH. She added he doesn't think he'll give any information that is needed. Mr. Austgen added that's why he made the suggestion. Mr. Carnahan asked for the contact information. Clerk-Treasurer Gross stated she would give him a list. She added he should have the other legislators there too that may have voted. Mr. Carnahan stated they were there previously.
2. **Town Attorney – None**
3. **Clerk-Treasurer – None**
4. **Town Administrator/Staff** – Town Administrator Murr stated the High Grove and South Shore pre-construction meeting will be held on Friday. Neighborhood meetings are being coordinated with a tentative date of Wednesday, August 9th at 6pm at MacArthur Elementary that will not be confirmed until after the pre-construction meeting. The Parrish Avenue Project advertisement is being scheduled. Construction won't begin until next year. They are going to get bids in place, awarded, and be ready to begin first thing in the spring. She added that she received the updated INDOT Project Coordination Contract for the Cline and Lake Shore Drive Roundabout Project. The original contract was approved in 2013 for the first \$300,000 for Right of Way Acquisition. Now that all of the Right of Way Acquisition has been completed, they forwarded an updated contract for the construction. Section 3 identifies the project funds, so they acknowledge that they have received the \$300,000 towards the project. An additional \$1,454,580 has been allocated to the project. This also extends the terms of the contract. The project is currently on the schedule for fiscal year 2021 to be completed. She recommended they consider it this evening to get it forwarded to INDOT. President Niemeyer asked Mr. Austgen if he had any comments. Mr. Austgen stated he hasn't seen it. It was stated it will be added to the next agenda. Chief Wilkening added that he heard today that NIPSCO was planning on replacing the gas lines in those subdivisions. Town Administrator Murr stated she reported that at the staff meeting. Chief Wilkening stated at times they will want the Fire Department standing by.

WRITTEN COMMUNICATIONS

1. **Christopher B. Burke Engineering Report** – Mr. Miller, Mr. Carnahan, and Mrs. Murr attended the US Army Corps of Engineers Change of Command Ceremony in Chicago. They were able to meet the new Colonel and begin introductions.

PUBLIC COMMENT

Bill Kuhn, 13951 Huseman, stated the Chamber of Commerce is hosting a dinner dance for the Project Love Food Pantry on August 5th. He thanked the Council members that have already purchased tickets. He added they will be unveiling the new patio pavers. He added the permit fees are not out of line with other communities and he thinks that's why there are not 20 builders in attendance.

ADJOURNMENT President Niemeyer called the meeting to adjournment at 6:26pm.

An Executive Session was advertised and conducted after the meeting, pursuant to IC 5-14-1.5-6.1(b). Refer to Memorandum of Meeting for topics discussed and those in attendance.

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COUNCIL OF THE CIVIL TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA

Randell Niemeyer, President, Ward 5

Greg Parker, Vice President, Ward 6

Robert H. Carnahan, Ward 1

John Foreman, Ward 2

Julie Rivera, Ward 3

Ralph Miller, Ward 4

ATTEST:

Richard Sharpe, Ward 7

Amy J. Gross, IAMC, MMC, CPM
Clerk-Treasurer

The Minutes of the Cedar Lake Town Council are transcribed pursuant to IC 5-14-1.5-4(b), which states:

- (b) As the meeting progresses, the following *memoranda* shall be kept:
- (1) The date, time and place of the meeting.
 - (2) The members of the governing body recorded as either present or absent.
 - (3) The general substance of all matters proposed, discussed, or decided.
 - (4) A record of all votes taken, by individual members if there is a roll call.
 - (5) Any additional information required under IC 5-1.5-2-2.5.