

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



January 16, 2018

**Public Meeting Advertised for 7:00 PM
Conducted at the Cedar Lake Town Hall
Pledge of Allegiance & Moment of Silence**

Roll Call:

Present	Robert H. Carnahan Council Member	Ward 1	Absent	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	Absent	Jill Murr, CPM, IAMC, MMC Town Administrator	
Present	Randell Niemeier Council Member	Ward 5	Present	David Austgen Town Attorney	

PUBLIC COMMENT

None

CONSENT AGENDA

Minutes: December 19, 2017 and January 2, 2018 Public Meeting

Docket: January 2, 2018 and January 16, 2018 – All Town Funds \$1,263,595.60, Wastewater \$279,889.93, Water \$67,199.36, Water Bonds \$267,316.55 Storm Water \$139,104.54, Payroll 12/29/17 and 1/11/18 \$423,968.32

2018 Clerk-Treasurer's Bond

2017 Cancellation of Old Outstanding Warrants: \$845.22

2017 Forwarding Encumbrances: \$103,443.49

2017 EMS Collections Transfer 12% from General Fund: \$33,220.61

Manual Journal Entries: December 1 - 31, 2017

Conflict of Interest: Margo Nagy

Clubhouse Fee Waiver Request: April 4, 2018 – Cedar Lake Youth Baseball

Donations: Police Department – Enviro Solutions \$552.75 and Schilling \$400.00

Ralph Miller moved to accept and waive the reading of the Minutes, and to accept the Consent Agenda. Second was made by Richard Sharpe. Roll call vote: Carnahan – Yes, Foreman – Yes, Rivera – Yes, Miller – Yes, Sharpe – Yes, Niemeier – Yes. Vote: 6 to 0.

ORDINANCES & RESOLUTIONS

1. Resolution No. 1212 – Comprehensive Plan Amendment

Council Member Rivera read by title only. Town Attorney Austgen explained this is to add the supplement of the Town Center concepts that was presented previously to the comprehensive plan. The Plan Commission has scheduled, conducted, and completed the public hearing process. They have certified a favorable recommendation to the Town Council. This resolution is responsive to the favorable recommendation certification in the event the Council chooses to insert the Town Center concepts to the current comprehensive plan. Council Member Carnahan commented when they did the first comprehensive plan they called different people in and put dots in different places. He liked when they called different people in. He stated he didn't have any input into the layout of the downtown areas. At the Plan Commission someone suggested maybe they make the downtown south of the Lighthouse. He thought maybe go all the way down to Toomey's where they would have lakefront. Someone else suggested maybe South Shore Country Club. He thinks they should have brought the public in before they laid this out. President Niemeier stated one of the things they went off of in developing this was using the current comprehensive plan and Midway Gardens was one of the conceptual areas in that plan where people were brought in. Part of the work with the Veridus Group will be having numerous public sessions. What has been put out now is simply a concept. It's not a finished product. It's a starting point. The suggestions Mr. Carnahan is receiving are great. They had a meeting with a potential development partner last Thursday and they talked about all the other areas of Cedar Lake as well. What this resolution does is put it in the comprehensive plan so as they go forward they can meet all the requirements of statute when developing partnerships. Mr. Carnahan added he thinks if they could put a hotel next to the Lighthouse that would generate a lot more. He thinks it would bring together what they are trying to do with the Town Complex. He added he's not happy with Midway Gardens. Council Member Foreman added that White Lodging owns that property and if they wanted to do that they could. Maybe that could help make this area the downtown. But the truth is they don't know and they need to pick a place to start. President Niemeier added the place they picked to start was based on the previous comprehensive plan. A brief conversation continued.

A motion to approve Resolution No. 1212 was made by John Foreman with second by Julie Rivera. Roll call vote: Carnahan – No, Foreman – Yes, Rivera – Yes, Miller – Yes, Sharpe – Yes, Niemeier – Yes. Vote: 5 to 1.

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2. Resolution No. 1213 – Temporary Loan for 2007 and 2011 RDA Bonds

Clerk-Treasurer Gross read by title only and explained. This is to authorize a temporary loan from the Wastewater Treatment Plant Special Fund to be placed into each of the bond funds in order to make payments due the 15th of the month. There was not enough in the December tax settlement to make the payments. It will be repaid with the spring settlement. President Niemeyer asked about repaying other outstanding loans. Clerk-Treasurer Gross answered all have been repaid. The total amount to transfer is \$27,117.

A motion to approve Resolution No. 1213 was made by Ralph Miller with second by Richard Sharpe. Roll call vote: Carnahan – Yes, Foreman – Yes, Rivera – Yes, Miller – Yes, Sharpe – Yes, Niemeyer – Yes. Vote: 6 to 0.

3. Resolution No. 1214 – EMS Bad Debt Write-Off for 2017

Clerk-Treasurer Gross read by title only and explained. This is an annual housekeeping responsibility due to recommendations from the State Board of Accounts. This is to write-off \$47,930.37 from January 1 to December 31, 2017. This information was supplied by the EMS Billing Clerk.

A motion to approve Resolution No. 1214 was made by Robert Carnahan with second by Julie Rivera. Roll call vote: Carnahan – Yes, Foreman – Yes, Rivera – Yes, Miller – Yes, Sharpe – Yes, Niemeyer – Yes. Vote: 6 to 0.

BZA

1. KaLee Veldkamp – 7000 W. 139th Place – Special Use Variance/Use Variance

The Board of Zoning Appeals sends a Favorable Recommendation to the Town Council for the Special Use Variance/Use Variance to allow the Petitioner to install a new telecommunications facility with a new 150' monopole tower on a residential R-2 lot with a current residence including the statutory findings of fact. By a vote of 4 in favor and 0 against, upon motion duly made and seconded at the public meeting held on January 11, 2018. Council Member Foreman commented after hearing a little about this he would like to make a motion to defer to take time to walk the land. They'll also know more about where they'll be with the east side water. He asked if they needed to state when they would put it back on the agenda. Town Attorney Austgen added they have ninety days and recommended they keep it as an agenda item as a reminder.

A motion to defer was made by John Foreman with second by Ralph Miller. Roll call vote: Carnahan – Yes, Foreman – Yes, Rivera – Yes, Miller – Yes, Sharpe – Yes, Niemeyer – Yes. Vote: 6 to 0.

NEW BUSINESS

1. Cedar Lake Historical Association – Wayfinding Sign Request

President Niemeyer read the recommendation from Town Administrator Murr. The Cedar Lake Historical Association has requested to place wayfinding signage throughout the Town. The information submitted was reviewed by the Director of Operations, Building Administrator, and the Town Administrator. It was recommended that Council approve the request as submitted, including the waiver of permit fees.

A motion to approve the wayfinding sign request as recommended was made by Ralph Miller with second by Richard Sharpe. Roll call vote: Carnahan – Yes, Foreman – Yes, Rivera – Yes, Miller – Yes, Sharpe – Yes, Niemeyer – Yes. Vote: 6 to 0.

TOWN COUNCIL REPORTS

- 1. Town Council** – Council Member Miller thanked Mary Wilds of The Times for her thoughtful article in the newspaper about the Historical Association's upcoming event. He also thanked Mr. Kubiak and the street department for their good working during the recent inclement weather. Council Member Rivera concurred. She's heard nothing but good things.
- 2. Town Attorney** – Mr. Austgen stated Chief Coulson has contacted him concerning the reengagement of the Town with the NWI Swat Mutual Aid Effort. His recommendation is they permit the Chief to take the department back into that initiative. They will need a form of agreement and resolution. President Niemeyer asked Chief Coulson to work with Mr. Austgen for getting that resolution put together and before the Council.
- 3. Clerk-Treasurer** – The 1782 notice was received this evening from the state. It is the budget notice. She browsed it before the meeting and it looks positive. She will report to them shortly. They have 14 days to respond to the Department of Local Government Finance. The departments made a lot of effort to help with the budget cuts made in order to increase the cash reserves to get the budget where it needed to be. President Niemeyer added there was a lot of stress for everyone as they went through the process this year. The hard work has paid off. He congratulated everyone for helping to make things possible.

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4. **Town Administrator/Staff** – Mr. Foreman commented about possibly removing the chain link fence down on the east side of the Town Grounds and replacing it with stones like the elementary school has. President Niemeyer asked Mr. Carnahan how often this is heard. Mr. Carnahan stated all the time and he's against removing the fence.

WRITTEN COMMUNICATIONS

1. Christopher B. Burke Engineering Report – No update from previous report.
2. Building Department Report – For 2017 there were 169 new home permits and two commercial permits with a residential value of \$28,463,406 and commercial value of \$500,000. There were 453 alterations with a value of \$4,394,246.

PUBLIC COMMENT

None

ADJOURNMENT President Niemeyer called the meeting to adjournment at 7:29 PM.

An Executive Session was advertised and conducted at 6:00 PM pursuant to IC 5-14-1.5-6.1(b). Refer to Memorandum of Meeting for topics discussed and those in attendance.

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.