



**CEDAR LAKE PARK AND RECREATION BOARD WORK SESSION MINUTES**  
**Cedar Lake Town Hall, 7408 Constitution Avenue**  
**Thursday, March 24, 2022, at 5:30 pm**

**Call To Order:**

Mr. Dale Holsti called the Park Board Work Session to order at 5:31 pm on Thursday, March 24, 2022, with its members attending on-site. The Pledge of Allegiance was recited by all.

**Roll call:**

**Members Present:** Dale Holsti, President; Sarah Miller, Vice President; Greg Marquardt; and Paul Rodriquez. A quorum was obtained.

**Also present:** Richard Sharpe, Council Member; Collen Schieben, Town Council Liaison; Jennifer Sandberg, Clerk-Treasurer; David Austgen, Town Attorney; Chris Salatas, Town Manager; and Ashley Abernathy, Recording Secretary.

**Absent:** None.

**Old Business:**

**1. Park Pavilions and Washrooms**

Mr. Holsti stated the first order of business for the Work Session was Park Pavilions and Washrooms, and asked Mr. Tim Kubiak to discuss this item. Mr. Kubiak stated it was the intent to re-bid the project. There has been no change since the previous meeting. It will be being re-bid and he has been informed there is a contracting company that has a bid ready to turn in when it is re-opened. Mr. Kubiak discussed what would be needed to re-open the bid packet and potentially removing municipal contractor from the requirements. Mr. Holsti requested for the Park Board to receive the bid packet to review.

Mr. Austgen arrived at 5:35 pm.

Mr. Holsti asked if they were only building one facility at Bartlett-Wahlberg park. Mr. Kubiak responded in the affirmative and stated they were still building five pavilions. There was discussion on bidding the pavilions separately, in the hope to receive more bids.

Mr. Kubiak asked Mr. Austgen if the bonding is required for the project. Mr. Austgen stated it is required by statutory compliance to ensure there is enough surety left. Discussion ensued regarding the project, including the cost of the project.

Mr. Holsti commented if he thought Mr. Kubiak thought that scaling the project back to obtain more bids, he would like to see what his version of scaling back would be. Mr. Kubiak stated his concerns had been

for the specification of the bids and the amount of requirements on the bid specifications. Mr. Holsti asked if they could see the original bid packet prior to publishing a new bid packet. Mr. Kubiak responded in the affirmative. Further discussion ensued regarding the bid packet, including the feedback received from contractors from the first bid.

Mr. Marquardt asked where the bathroom would be located at Bartlett-Wahlberg park and if it would be next to the house being built and would issues occur with both buildings being built at similar times. Mr. Kubiak advised it would be next to the house and there would not be an issue due to the delay in the project. The homeowner had been advised of the upcoming project as well. Discussion ensued regarding the property next to the Bartlett-Wahlberg park.

Ms. M. Abernathy advised the Board she has sent the bid set and packet to them and Mr. Austgen via e-mail.

## **2. Founders Creek**

Mr. Holsti stated the next order of business was for the Founders Creek trail and asked Mr. Salatas to discuss this project.

Mr. Salatas advised the Board the drawing provided is a conceptual rendering for the Founders Creek pathway. Certain parts of the path are not finalized due to going through land that has not been developed yet. The Town Engineer, Mr. Don Oliphant, Mr. Austgen, and himself received a call regarding the next steps to move the project forward. There is a quote from the Town Engineer and survey work that will need to be done. There are parcels the Town does not have acquired or have an agreement with the developer. The total cost of the survey work is approximately \$10,000 and the funding source will need to be identified for the survey work and the creation of the trail.

Mr. Salatas discussed at length various grants that could be reviewed for the funding of the trail and various developers adopting the trail for their developments.

Mr. Marquardt asked about the funds used for the Morse Street Corridor and water main improvements. Ms. Sandberg advised that is what has been paid for the year-to-date for the Morse Street Corridor and water main improvements. Mr. Marquardt asked how the water main improvements were determined to be pulled from the Park Impact Fee fund. Ms. Sandberg explained why the water main improvements were being pulled from the Park Impact Fee fund due to the Morse Street Corridor improvements including a pedestrian pathway along Morse Street. This had been a proposal accepted by Town Council from Christopher Burke Engineering, with the proposed total for the project being approximately \$167,000. Discussion ensued about having a report of what was completed and where the project was at from the Town Engineer for the Morse Street Corridor project.

Mr. Gurgel arrived at approximately 5:49 pm.

Mr. Salatas advised the Board what happens with projects is they tend to start at around five years in length or greater. The order for projects are engineering, acquisition of Rights of Way, and various other documentations that would need to be completed before construction can begin. As such, the numbers they are seeing could have been a down payment to the project so it could be completed to a point when they could begin applying for funding through grants.

Mr. Austgen stated as things progress, he is hopeful the Board will begin to understand that projects come together in their own ways. To answer the question about the funds, part of the engineering could not be part of this project, but connected by way of improvement and the end goal. They are not talking about their expenditures being spent in what would be considered traditional for a park, and provided an example for the Board.

Ms. Schieben arrived at approximately 5:55 pm.

Mr. Holsti thanked Mr. Salatas, Ms. Sandberg, and Mr. Austgen for their explanations and stated he appreciates that they, as a Board, have been reviewing the documents provided and asking questions as needed.

Ms. Miller asked if they receive approval for the State Next Level Trail grant, would the Founder's Creek Project be multiple years, regardless of grants obtained and what the process is of obtaining approval or access to use the properties labeled "Non Town Owned Properties". Mr. Salatas advised it would be dependent upon the property owner's level of cooperation with the Town and explained if the property owners are amenable it could be quick and simple. Otherwise, it could be a completely different length of time. Mr. Austgen commented that land acquisition is a statutory process. If there is an agreement, it would be neighborly and it would not need as many formalities. However, if it would not be neighborly, there would be a need for appraisals, legal descriptions verified, title work, and offers to purchase. Currently, the Town is working on West Side Sanitary Sewer Interceptor and there is still land acquisition occurring.

Mr. Rodriguez asked when the land annexation from Schilling occurs, will they propose where they donate some of the park land and would it be presented to the Plan Commission. Would the Plan Commission vote on that or would the Park Board have representation available at the Plan Commission before they vote on park land. Mr. Salatas responded as a citizen Board and a fellow Board member they have representation. The function of the Plan Commission is to make a lot of the determinations. It would also be determined based on the zoning of the development and land topography.

#### **New Business:**

##### **1. Public Beach**

###### **A. Cleaning of Glass and Debris**

Mr. Holsti stated the next order of business was regarding the Public Beach, in particular the cleaning of glass and debris and the potential of getting volleyball to the park. Regarding the cleaning of glass and debris, it was explained to him the beach is maintained and cleaned by Public Works.

Mr. Holsti asked if there is a way to clean a portion of the water to mitigate any glass or debris. Mr. Kubiak advised they will go out with rakes to pull garbage out of the lake. They try to keep any debris they can out of the lake. Mr. Gurgel is consistently out raking the sand or dragging the sand with the tractor. They have replaced the sand on the beach within the last five years with mason sand, and constantly add new sand every year. Mr. Gurgel commented they are constantly working on cleaning the beach. Unfortunately, debris from the lake will float ashore, which makes it a battle to keep the beach clean.

Mr. Holsti discussed the improvements done over the years for the public beach, and even if a netting is utilized, items will still slip through onto the beach. This item was on the agenda due to discussions he had with Ms. M. Abernathy about the cleaning Mr. Gurgel does for the beach.

Mr. Gurgel commented there are signs located on the beach to advise visitors it is a swim at their own risk. As far as cleaning, they try their best to ensure the beaches remain clean, and they only had one complaint the year prior of debris on the beach.

Mr. Salatas commented with the completion of the Lake Dredging Project, it is hopeful there will be a lot of items currently located in the lake removed, and hopefully no new glass or debris will be found in the lake.

Mr. Marquart asked if sand had been added yet this year. Mr. Kubiak responded in the negative. Mr. Marquardt asked if there were plans to add sand this year. Mr. Kubiak advised typically they add about three semi loads of sand to the beach a year and explained the process of adding the sand to the beach while avoiding getting any sand in the lake.

## **B. Volleyball**

Mr. Holsti stated there had been discussion about volleyball and being able to give the public an activity to do. He was advised there had been volleyball in the past, and asked if that was correct. Mr. Kubiak responded in the affirmative.

Ms. Schieben asked Mr. Gurgel if they had been discussing including beach volleyball on the Town Grounds. Mr. Gurgel responded in the affirmative. Discussion ensued regarding potential different areas for volleyball on Town Grounds.

Mr. Holsti stated they will look at the logistics of getting volleyball set up. Mr. Gurgel advised there had been preparations of an area for volleyball. The area needs to be dug out and filled in with sand.

## **2. Live Music Nights**

Mr. Holsti stated the next order of business to be able to bring live music to the community. The vision is to have music and a food vendor to start, but the overall goal is to have some evenings set aside for music from local artists and a local food truck as a Parks event.

Mr. Austgen advised there has been some headway in a project such as this through events like Summerfest, the Farmer's Market, and such. There has been discussions in the past year or so regarding what they are discussing and discussed the potential of creating a Special Event legislation with examples from Special Events located in Town. Mr. Holsti asked Mr. Austgen if he was saying, it would not be difficult to begin this style of event. Mr. Austgen responded in the affirmative.

Ms. Schieben stated she had had previous discussions about having an "Open Jam Night" for local musicians to demonstrate their skills. Mr. Holsti commented he thought that was a good idea and stated they are not envisioning this occurring every week. However, they are thinking of a few events to help promote community. Mr. Austgen advised there are different municipalities in the state in which there are examples they could look at and gave an example of one. Mr. Holsti discussed a similar example from

Griffith and commented on reaching out to these communities when they are ready to pursue having a live music night.

### **3. Robins Nest Playground**

Mr. Holsti stated the next order of business was for Robins Nest Playground, including land use and the use of geese-detering decoys.

Ms. Miller stated the park in Robins Nest has minimal children playing there because there are always geese in the park and there is a lot of droppings from the geese on the equipment. There had been a predator decoy located at the YMCA and when she reached out to discover if the decoy works, she was advised it did not. They are looking to see what other options could potentially deter the geese. Ms. Schieben commented there was not a lot that would deter the geese.

Mr. Holsti stated they had reviewed a few different options, and he had sent an e-mail to Mr. Kubiak asking if and how they could periodically clean the equipment. Ms. Schieben suggested utilizing the portable water tanks and a pressure washer. Mr. Kubiak advised they do have that capability and listed the tools they had to clean the equipment.

Mr. Austgen commented they are currently talking about temporary solutions. There will need to be an examination conducted for a systemic solution. They could work with the university or IDNR, and see what style of studies have been completed and look to create a partnership in order to obtain a solution.

Mr. Holsti stated this should be an item they try to investigate a solution for, especially if it is making the Town's parks less desirable. Regardless, if it is physical conditions or animal droppings, they need to work towards making the parks desirable.

Ms. Miller commented if they are looking at using Robins Nest as an entrance to the Finders Creek Trail, then the individuals who are utilizing the trail will be walking through animal droppings. Mr. Kubiak advised one of the ways to help reduce the animal droppings is if improvements are done to increase activity in the parks. The animals will then find a different area due to the area being active.

Mr. Holsti stated he had read that the Robins Nest park is approximately eight acres and asked if there is a reason there why there is only some playground equipment and not much more area utilized if the park is that large. Mr. Kubiak advised there is a Town water building, a lift station, and a well field located in that area. As well, a large area to the north of the property is classified as wetlands. Due to this, there is not a large portion of the eight acres available to be utilized. Discussion ensued regarding the same.

**Public Comment:** Mr. Holsti opened the floor for Public Comment.

Mr. Marquardt asked if the term limits were set, and if so, what the term limits were set. Ms. M. Abernathy advised they were assigned at the February 1, 2022, Town Council Meeting. Mr. Holsti was assigned a four-year term, Ms. Miller was assigned a three-year term, Mr. Marquardt was assigned a two-year term, and Mr. Rodriguez was assigned a one-year term.

**Adjournment:** Mr. Holsti adjourned the meeting at 6:22 pm.

Park Board  
March 24, 2022

**TOWN OF CEDAR LAKE PARK BOARD**

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Dale Holsti, Member

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Greg Marquardt, Member

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Sarah Miller, Member

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Paul Rodriquez, Member

ATTEST:

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Ashley C. Abernathy, Recording Secretary

*The Minutes of the Cedar Lake Park Board Public Meeting 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 are 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.*

*Cedar Lake Park Board: Minutes of March 24, 2022 Work Session.*