

TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA
MINUTES OF THE REDEVELOPMENT COMMISSION & STORM BOARD



April 25, 2017

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

Roll Call:

RDC:		Storm Board:	
Absent	Nathan D. Vis RDC President	Present	Daniel Enright Storm Water Board
Present	Jeff DeVries RDC	Present	Tom Frick Storm Water Board
Present	Jolie Covaciu RDC	Present	Scott Leslie Storm Water Board
Present	Eric Burnham RDC		
Present	Doug Spencer RDC		
Town Council:		Other:	
Present	Julie Rivera Town Council	Present	Amy J. Gross Clerk Treasurer
Present	Ralph Miller Town Council	Present	Jill Murr Town Administrator
Present	Richard Sharpe Town Council	Present	David Austgen Town Attorney

MINUTES

A. Approval of April 10, 2017 Joint Meeting Minutes
Redevelopment Commission

A motion to approve the minutes of the April 10, 2017 Joint Meeting was made by Eric Burnham with second by Doug Spencer. Roll Call: Covaciu – Yes, Spencer – Yes, Burnham – Yes, DeVries – Yes. Vote: 4 to 0.

Stormwater Board

A motion to approve the minutes of the April 10, 2017 Joint Meeting was made by Tom Frick with second by Scott Leslie. Roll Call: Enright – Yes, Frick – Yes, Leslie – Yes. Vote: 3 to 0.

PUBLIC HEARINGS

A. Redevelopment Commission

I. Lease Agreement

a. Attorney’s Review of Legals

Town Attorney Austgen stated the notices were posted per statute in the NWI Times and Post Tribune on April 14, 2017.

b. Opening Remarks

Mr. Austgen stated this is the follow up to the April 10th meeting in regards to the financing for the upcoming road improvement projects which include the High Grove and South Shore communities and Parrish Avenue from 141st to 151st. He briefly discussed the activity leading up to this meeting. Town Attorney Austgen stated the resolution before the Commission is the authorization of the execution of the lease between the Redevelopment Authority and Redevelopment Commission. Mr. Austgen added that the financial advisors to the Town sent an information memo that confirms there will be no impact on the issuance of Redevelopment Authority lease revenue bonds on the property tax rates currently levied. Also, it will not impact or impede the TIF revenue.

Mr. Spencer asked about the Storm water additional fee and how it ties into the road repairs. Town Attorney Austgen briefly discussed the drainage issues of the Town and the goals of the discussed projects.

c. Reading of Resolution No. 2017-02

Redevelopment Commission Chair Burnham read Resolution No. 2017-02 by title only.

d. Remonstrators - None

e. Redevelopment Commission Discussion - None

f. Redevelopment Commission Decision

A motion to approve Resolution No. 2017-02 was made by Jolie Covaciu with second by Doug Spencer. Roll Call: Covaciu – Yes, Spencer – Yes, Burnham – Yes, DeVries – Yes. Vote: 4 to 0.

Town Attorney Austgen briefly updated that they are on task and on time subject to the Storm Board’s action tonight, for the timetable on financing. Mr. Burnham asked about further

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meetings. Town Administrator Murr stated there will be one more on May 8th which is the Commission's normal meeting date.

B. Board of Stormwater Management

I. Stormwater Utility User Fee

a. Attorney's Review of Legals

Town Attorney Austgen stated the notices were posted per statute in the NWI Times and Post Tribune on April 14, 2017.

b. Opening Remarks

Mr. Austgen stated that during early assessment of concept engineering the storm drainage component was determined important but also had been neglected. An analysis was made of what it would take to assist in funding the storm water allocated portion of the projects. Upon discussion with Bond Counsel, they found that they could have a bond with three series provided that each did not have a value in excess of \$2 million. The debt service component was further discussed with the financial advisor and what cost it would take to pay for it. In the course of assessments, it was discovered that not enough money was being taken in. Based upon what the engineers said about the storm components of these projects, they would need another \$2.98, bringing the fee to \$7.98. Further analysis took place on the needs for future capital storm improvement. He read a portion of the Executive Summary from London Witte Group.

"...In order to pay reasonable operation and maintenance expenses, reconstitute the required debt service coverage for the existing Storm Water District Revenue Bonds Series 2007, and provide for annual replacements and improvements, the District would need to increase its monthly rate per Equivalent Dwelling Unit (Residential) by 45.50%. This increase would equate to a Residential rate of \$7.28 per month.

In addition to the above, the District must fund the Storm Water component of the pending road projects which equates to \$2,665,000. The District plans to issue long term debt in order to fulfill this funding requirement. However, The District also recognizes the on-going critical need to repair/replace/construct existing/additional Storm Water infrastructure. Thus it has been determined that an additional annual funding requirement should be included in rates to afford the District the ability to perform infrastructure work over and above the historical expenditures and the 5 Year Capital Plan. Therefore an additional revenue requirement amounting to \$215,604 has been included which results in a monthly Residential Charge of \$10.00 per month. This additional amount should be held in the Improvement Fund for the future capital needs of the District."

Mr. Austgen stated this recommendation is what is brought before the board as they conduct the hearing tonight.

c. Reading of Resolution No. 2017-02

Storm Board Chairman Enright read Resolution No. 2017-02 by title.

d. Remonstrators - None

e. Stormwater Board Discussion - None

f. Stormwater Board Decision

Chairman Enright entertained a motion to approve Resolution No. 2017-02. A motion was made by Tom Frick with second by Scott Leslie. Roll Call: Enright – Yes, Frick – Yes, Leslie – Yes. Vote: 3 to 0.

II. Construction and Acquisition of Certain Stormwater Improvements

a. Attorney's Review of Legals

Town Attorney Austgen stated the notices were posted per statute in the NWI Times and Post Tribune on April 14, 2017.

b. Opening Remarks

This is a public hearing being conducted on the position following the declaration of April 10th concerning construction of improvements that are Stormwater related. This is the confirmatory resolution.

c. Reading of Resolution No. 2017-03

Storm Board Chairman Enright read Resolution No. 2017-03 by title.

d. Remonstrators - None

e. Stormwater Board Discussion - None

f. Stormwater Board Decision

Chairman Enright entertained a motion to adopt Resolution No. 2017-03. A motion was made by Tom Frick with second by Scott Leslie. Roll Call: Enright – Yes, Frick – Yes, Leslie – Yes. Vote: 3 to 0.

III. Stormwater Bond Resolution

a. Opening Remarks

Town Attorney Austgen stated they have considered and recommended the increase of fees so that capital financing can be raised and debt service be met. This item is the authorization of the issuance of bonds. He stated if the

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Town Council approves the rate increase, they can pay for them. The projects will then move forward.

b. **Reading of Resolution No. 2017-04**

Storm Board Chairman Enright read Resolution No. 2017-04 by title.

c. **Remonstrators - None**

d. **Stormwater Board Discussion - None**

e. **Stormwater Board Decision**

Chairman Enright entertained a motion to adopt Resolution No. 2017-04. A motion was made by Tom Frick with second by Scott Leslie. Roll Call: Enright – Yes, Frick – Yes, Leslie – Yes. Vote: 3 to 0.

C. **Any other Business for the Joint Public Meeting**

Council Member Rivera thanked everyone for coming together and working hard. Council Member Sharpe concurred. Council Member Miller stated he appreciated the boards coming together and being able to see the vision of the big picture. He appreciates the support. Town Administrator Murr added that the next meeting will be May 8th with the Redevelopment Authority, Redevelopment Commission, and Town Council on the lease.

D. **Adjournment** – Chairman Enright called the meeting to adjournment at 6:48PM.

TOWN OF CEDAR LAKE REDEVELOPMENT COMMISSION

Nathan D. Vis, RDC President

Eric Burnham, RDC Vice-President

Jolie Covaciu, RDC Member

Doug Spencer, RDC Member

Jeff DeVries, RDC Member

TOWN OF CEDAR LAKE STORM WATER BOARD

Daniel Enright, Chairman Storm Water Board

Thomas Frick, Vice-Chairman Storm Water Board

ATTEST:

Scott Leslie, Storm Water Board Member

Amy J. Gross, Clerk Treasurer

The Minutes of the Cedar Lake Joint 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 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.