

**TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA
MINUTES OF THE REDEVELOPMENT COMMISSION**



July 10, 2017

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

Roll Call:

Absent	Nathan D. Vis RDC President	Absent	Amy J. Gross, IAMC, MMC, CPM Clerk-Treasurer
Absent	Jeff DeVries RDC	Present	David Austgen Town Attorney
Present	Jolie Covaciu RDC	Present	Jill Murr Town Administrator
Present	Eric Burnham RDC	Present	Robert Carnahan Town Council
Present	Doug Spencer RDC	Present*	Randy Niemeyer Town Council
Present	Dennis Wilkening RDC Liaison - Hanover	Absent	John Foreman Town Council
Present	David Warne RDC Liaison – Crown Point	Present	Jennifer Sandberg Recording Secretary

**Arrived at approximately 6:15pm.*

I. Approval of May 2017 Meeting Minutes

A motion to approve the minutes of the May 2017 Public Meeting was made by Doug Spencer with a second by Jolie Covaciu. A voice vote followed and passed 3-0.

II. Approval of June 2017 Study Session Memorandum

A motion to approve the June 2017 Study Session Memorandum was made by Jolie Covaciu with second by Doug Spencer. A voice vote followed and passed 3-0.

III. Monthly Invoices

a. Fund 404 and Fund 804

A motion to approve the monthly invoices from Fund 404 in the amount of \$7,740.65 was made by Doug Spencer with second by Jolie Covaciu. The motion was amended to include the approval of the monthly invoices from Fund 804 in the amount of \$45,759.07. A voice vote followed and passed 3-0.

IV. New Business

a. Lincoln Plaza

Mr. Burnham stated that at the work session they discussed going to bid for the project. Town Administrator Murr added that with the market currently flooded with road construction, bids are coming in 10-15% higher if they wanted to get the project done this year. If they wanted to bid it out this fall and schedule the work for spring, there is a cost savings of 10-15%. Neil Simstad with NIES Engineering stated that the initial estimate of cost was \$350,000-\$375,000. He briefly discussed conversations with road contractors and the increased costs based on supply and demand. Jolie Covaciu discussed the possibility of potential issues that may arise with the project. She thinks it wise not to spend the extra money. A lengthy conversation continued on the specifics of the project and future construction.

Mr. Keith Piszro, South Side Pizza, discussed previous conversations with Council Members and being involved in project design. He voiced concerns with the islands, handicap accessibility, sidewalks, and the entrance and exit. He added that he thinks they should consider water lines for the businesses. Mr. Piszro voiced concerns with all the truck traffic in the front of the property. A lengthy discussion continued on the truck traffic and the possibility of additional signage in the area.

A motion to have the engineer complete the bid documents, prepare the notice to bidders with an anticipated date for end of August, pre-bid meeting in September, bid opening in October, and potentially award the bid in November was made by Jolie Covaciu with second by Doug Spencer. A voice vote followed and passed 3-0.

V. Written Communications

None

VI. Monthly Reports

a. 133rd Phase II Update – Waiting on INDOT to officially close out the project.

b. Cline/Lake Shore Drive – All parcels have been acquired. Quarterly tracking meeting is at the end of the month. Will have an update next month.

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- c. **Pending/Future Developments** – Council Member Carnahan stated he would like to see the Hanover School Project kept on the RDC agenda. Mr. Wilkening stated he believes it is on hold. He would like to continue discussing signage and a crosswalk.

VII. Old Business

- a. **Status – 133rd East – IDEM/UST Contamination** – Town Attorney Austgen stated there was a teleconference that morning with the presiding judge. Hearing on a motion to compel discovery is set for August 21st.
- b. **Park Improvement Project** – Work is still being done in-house.
- c. **Placement of Welcome Signs** – Town Administrator Murr stated that previously there was discussion for one of the signs at Hanover Central Middle School and the other being tied in with the Schilling Development on the east side. Town Administrator Murr stated they need to find a location and present it to the school. A lengthy discussion continued on the potential locations.

Town Attorney Austgen asked if there could be some consideration by the Redevelopment Commission to look at extending the sidewalk from where it ends at the Lakeside Development and the Right of Way of Robin's Nest. Commission members concurred. Mr. Austgen stated that seeing ribbons of sidewalks extended all over Town is incredible. Discussion continued on the possibility of connecting the sidewalks.

VIII. Public Comment
None

IX. Adjournment

A motion to adjourn was made by Jolie Covaciu with second by Doug Spencer. A voice vote followed and passed 3-0. The meeting adjourned at 6:40PM.

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

ATTEST:

Jennifer Sandberg, Recording Secretary

The Minutes of the Cedar Lake Redevelopment 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.