



**Storm Water Board**  
**Public Meeting and Work Session Meeting**  
**July 25, 2017 at 5:30 pm**

Call to Order: 5:10 p.m.  
Pledge of Allegiance  
Roll Call:



Present Thomas Frick  
Present Daniel Enright

Present Donald Oliphant, Town Engineer – CBBEL  
Present Scott Hutchinson, Foreman, Public Works  
Present Tammy Bilgri, Recording Secretary

**MINUTES:**

A motion as made by Thomas Frick and seconded by Daniel Enright to approve the June 27, 2017 Public Meeting and Work Session Minutes as presented.

	Thomas Frick	Daniel Enright	Vote
	Yes	Yes	2-0

**OLD BUSINESS:**

- A. Muir Woods, Lots 5 & 6, 13660 Muir Ln.-Don Oliphant stated there is nothing new to report. Mr. Watt is working with his engineer to come up with a plan.
- B. Josh Strominski, 13700 Lauerman St.-Don Oliphant stated there are no updates. The Town is looking for funding. Should start construction later this year after the Conference Grounds busy season. Engineering has been completed.
- C. Dan Davis, 14329 Riskin Rd.-Don Oliphant stated nothing new to report. Have met with Accent Homes a few months ago out at the site. They know what we want to see and it is up to them to fix the issued before they can build on the lots. Remove from agenda until Accent comes up with a remedy.
- D. Woods of Cedar Creek-Don Oliphant stated a preliminary plan has been submitted to the Town and they are reviewing it.

Pete Moser, 14239 Sherman St.-Just moved to Woods of Cedar Creek, north half of lot 17. Builder did not put the pipe in correctly. Needs to take the pipe out and fix it properly. Concerns with erosion and tree roots. Don Oliphant stated this was designed to have a swale. The pipe through lot 17 is new.

John VanTil, 14219 Sherman-Does not want the Town to bear the responsibility for poor engineering. Daniel Enright stated lots 14, 15, 16 & 17, have a twenty (20) foot drainage and utility easement behind them. Went out there and the infrastructure that was required by the Town is there. However, the water has to go over that berm of trees that was saved. The problem is all the way across the east side of Rocklin St. The water is suppose to be going to the back of the property lines, but the berm is in the way. Discussion on if the builder followed the original engineering plans.

Steve Zalucky, 14141 Rocklin-Just moved into the area and was not aware of water situation when purchased the property. Here to inquire about what is being done to remedy the situation. Discussion on the slope of the utilities and drainage easement. Concerns with grading, water does not flow up hill. Scott Hutchinson stated we are very aware of the lack of drainage through there. The question is what is the Town doing about it. Currently the Town engineers have developed a proposed plan that is under staff review. We have walked the property and know what the issues are. Mr. Zalucky discussed his opinion on a remedy and is here to learn what is being done. Daniel Enright explained we have been working on this for months and we are trying to come up with the best remedy and the funds to fix this issue. This is not a quick fix, but we are trying.

Don Oliphant stated we only require as-built surveys at property lines. So if there is a high point or low point somewhere in the middle of some ones lot, we only require edge surveys.

Discussion of if the builder leaves, whose responsibility is it to fix this issue. Daniel Enright stated this is a new situation and we are still working on all the details. Scott Hutchinson discussed some of the history on the development and the original builders went bankrupt. The original builder was going to put in a park, now the builders that come in and purchase the remaining lots are not required to put in a park. This is not the ideal way to build a neighborhood. Questions regarding if the builder has a performance bond. The answer was no, performance bonds are required for public improvements, public improvements were installed and pulled from the prior performance bond. Don Oliphant stated a performance bond is set when a subdivision is platted. This subdivision was platted in 2007 with the original developer, when he went under, the property was turned over to a bank. When the roads and public improvements that were on the survey were not completed in time, the Town pulled on and constructed the remaining improvements. The current owner bought the remaining lots from the bank. Jill Murr stated the builder bought the property as lots. The lots were bought as part of a foreclosure, that is different than a developer buying up a development, he is just following the original plans. We are realizing there are issues with those plans and trying to address them as we go. One of the things we have done as a Town in looking at our storm water rates was realize there is not a lot of money there for capital improvement. Last week the Town Council authorized the financial consultants of the Town to analyze the capital funds that the Town is now going to have and build a fund with the storm water rate increase. We know the issues that are there, however it is not a quick fix.

Jill Murr suggested getting a list of names and addresses of everyone present and putting together a work session with the Director of Operations/Building Commissioner to discuss just the Woods of Cedar Creek.

Brian Tiemens, 6814 W. 142<sup>nd</sup> Pl.-Brought pictures of rain over the weekend. The detention pond still needs to be cleaned. Concerns with if the builder is responsible for cleaning it. Questions on if sidewalks will be put in between new house and detention pond. Discussion on if the Town can hold the occupancy permits until improvements are made.

Discussion on the ADA requirements for sidewalks ensued.

#### **NEW BUSINESS:**

#### **WRITTEN COMMUNICATION:**

- A. DNR, Lake and River Enhancement (LARE) grant – Town Club Ditch-Jill Murr stated she has been working with Don Oliphant for over two (2) years on this grant. Have obtained a grant to cover sixty-one (61%) percent of the construction costs of that project, which is the equivalent of \$100,000. This also ties into our ecosystem restoration project. Will combine with waste water and storm water funds to cover the remaining cost.
- B. Lake County Soil & Water Conservation District - Community Outreach-Jill Murr stated Lake County Soil and Water came out to out day camp and did some stenciling with the children around storm drains. It says these drains do go to the lake.

Jill Murr also stated the bonds are closing on Thursday. Contracts will be signed soon after. High Grove and South Shore will start this fall. Parrish Avenue is going to bid and will start in 2018, waiting Council approval.

#### **PUBLIC WORKS PROJECTS:**

Working on putting in a curb by Smith Concrete to help with the volume of water. Also continuing to clean out and maintain storm drains.

#### **PUBLIC COMMENT:**

Charles Johnson, 7105 W. 135<sup>th</sup> Ave.-Concerns with flooding on the whole block. Scott Hutchinson is aware of this issue. This is a low area and it is washing the gravel out of the driveway. Ruining foundations and washing out sidewalks. Town has tried to put pipe in, but it is below water level of the swamp. Dead fish in the street and back yard. His father has come down and talked about this in the past, he gets up every time it rains. The boat shop at the end of the block, the water comes off the roof and washes down the street and into his property. Has all his neighbors signatures and addresses. Daniel

Enright stated there is private property involved and for the Town to do anything, would require an easement from the property owners. Mr. Johnson discussed the DNR coming out and marking this as a wetland. Daniel Enright stated if there is a natural wetland there, that is where the water is going to go. Don Oliphant stated they will look at the problem. Scott Hutchinson stated a lot of the older neighborhoods have these issues and we will look into. Discussion on the storm water rates and fees are to be used for future projects to benefit the entire Town.

Danielle Raczkowski, 8800 Buckridge Trail-Looking for an update on their property. Daniel Enright stated this is in the Town Attorney’s hands, will check into the status. Discussion on what the homeowner is allowed to do on their property. The Town is willing to work with them to fix the problem.

**ADJOURNMENT:** 7:10 p.m.

**PRESS SESSION:**

Storm Water Board Public Meeting – August 22, 2017 at 5:30 p.m.

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**Daniel Enright - Chairman**

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**Thomas Frick - Vice-Chairman**

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**Tammy Bilgri, Recording Secretary**

*The Town of Cedar Lake is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding accessibility of the meeting or the facilities, please contact the Town Hall at (219) 374-7400.*