



**Storm Water Board  
Public Meeting and Work Session Meeting  
June 11, 2024 at 6:00 pm**

Ryan Lisek, Chairman  
Patrick Conlon, Vice Chairman  
Benjie Kincheloe  
Donald Oliphant, Town Engineer- CBBEL  
David Austgen, Town Attorney

Julie Rivera, Town Council Liaison  
Jeff Bunge, Town Manager  
Eric Bosma, Public Works  
Wendy Schmidtke, Recording Secretary

**CALL TO ORDER:**

Ryan Lisek called the meeting to order at 6:01 pm, on Tuesday, June 11<sup>th</sup> with its members attending onsite and led all in the Pledge of Allegiance.

**ROLL CALL:**

**Present:** Ryan Lisek, Patrick Conlon, Don Oliphant, Jeff Bunge, Eric Bosma and Wendy Schmidtke. Julie Rivera and David Austgen were not in attendance.

**MINUTES:**

Pat Conlon motioned to approve the minutes of May 14, 2024 and Ben Kincheloe seconded. Motion carried unanimously by roll-call.

Ryan Lisek     Yes  
Pat Conlon     Yes  
Ben Kincheloe   Yes

**CLAIMS:**

Fund #650 - \$24,122.65

Pat Conlon motioned to approve the Storm Water Operating Fund Distribution and Ben Kincheloe seconded. Motion carried unanimously by roll-call.

Ryan Lisek     Yes  
Pat Conlon     Yes  
Ben Kincheloe   Yes

Fund #654 - \$5,646.48

Pat Conlon motioned to approve the Storm Water Operating Fund Distribution and Ben Kincheloe seconded. Motion carried unanimously by roll-call.

Ryan Lisek     Yes  
Pat Conlon     Yes  
Ben Kincheloe   Yes

**UPDATE ITEMS:**

- A. **Angie Mikolajczak, 12806 Lee Ct:** Jeff Bunge and Don had no new updates for this project.
- B. **Justin Lattz, 7320 W 140<sup>th</sup> Pl:** Don updated the Board that the easement from the western neighbor is necessary. This will have to go before Legal in order to proceed.

**PUBLIC WORKS PROJECTS (with 2024 Project Rank):**

- A. **(2) Lake Shore Drive Pipe Collapse:** This project is complete.
- B. **(3) Wilson Ditch:** This project is in process but will require an easement from Ms. Wilson's son to move forward.
- C. **(5) Monastery Woods, 10026 W 128<sup>th</sup> Ave:** This project has not been addressed at this time.
- D. **(6) Summer Winds, 10132-136 W 133<sup>rd</sup> Pl:** This project has not been addressed at this time.
- E. **(7) Woodland Hills, 130<sup>th</sup> Ct Cul-de-Sac:** This project has not been addressed at this time.
- F. **(8) Dewey Street Lateral, 14616 Dewey St:** This project has not been addressed at this time. The easement has been prepared and there has been communication with the owner, Mr. Frick.

**ADDITIONAL PROJECTS (with 2024 Project Rank):**

- A. **(1) Shades Subdivision, W 140<sup>th</sup> Ave Curb and Gutter:** This project is in process. Storm Sewer work is complete. Road dig out has started. During Storm work, unlocated utilities were discovered by the doctor's office at 140<sup>th</sup> and Morse. Don stated that Public Works has videoed the pipe and now it's at the point that we just have to figure out what to do about it. Eric and Don discussed the findings of the video. More should be known by the next meeting.
- B. **(4) Woods of Cedar Creek:** All easements have been signed except the ingress/egress for Mr. Lapham's parcel. Once he signs the easements, it will be determined if the project will be quoted or bid out to contractors.
- C. **(9) Woodland Shores Storm Sewer Improvements (Hinds, formerly Becker):** This project will need one additional easement. The property just east of this parcel will be next.
- D. **(10) Schubert/Dodge Street Storm Sewer System:** This can be evaluated towards the end of the year.

Ryan Lisek addressed an issue brought up at the previous meeting from the Lockridge Nature Trust in the Havenwood Subdivision. Don evaluated the issue regarding parcel number 1002 and the Stormwater Fee. A memo was prepared stating that the parcel is eligible for a Direct Discharge Credit of 30% for a \$4 monthly assessment to the property. A formal application must be made to receive the DDC as noted in the Stormwater Fee Ordinance for a fee of approximately \$100 with appropriate documentation. This is the official evaluation of the appeal and it was recommended to send the memo via Certified Mail. Don further explained how he came to the decision including a history of the parcel and the surrounding area.

**NEW BUSINESS:**

**PUBLIC COMMENT:**

**Angie Mikolajczak 12806 Lee Ct:** Ms. Mikolajczak had no updates regarding the Storm issue on her

property. She asked if Ryan Lisek will still be going to see it. He responded that he would. Ms. Mikolajczak also expressed concern about the water from the neighbor's drain spout coming onto her property. She described the situation in detail. She also asked if the owner of the western property was called and asked if they would put in a swale since they have more land. Mr. Bunge responded that Code Enforcement went to the property and there was confusion as to who was the current owner. Don asked that the Building Department look at the potential Storm violation.

**Shirley Dunbar 6820 W 142<sup>nd</sup> Pl:** Ms. Dunbar questioned the easement for Mr. Lapham and Don stated he would call him personally.

**Justin Lattz 7320 W 140<sup>th</sup> Pl:** Mr. Lattz understood the complication of the necessary easement from the neighbor. He asked if, in the meantime, someone could look at a dead tree on his property. Eric agreed to go out and look at it with Public Works.

**Marlene Lees 6909 W 128<sup>th</sup> Pl:** Ms. Lees explained that she has about 17 feet in her backyard that is too wet to mow. Her property is lower than her adjoining neighbors. She asked if the burm on her property is required by the town. Don let her know it's not. She asked how to address the back property issue. She asked if the town can grade her property and Don responded no. Her previous contractor did not grade after the previous work. Eric expressed that he looked at it and that could be the issue. Don and Eric agreed to go look at the property.

**Angie Mikolajczak 12806 Lee Ct:** Ms Mikolajczak also stated that she went to the Plan Commission about the sidewalk issue and questioned her liability. It was stated that sidewalks are a homeowner's responsibility to maintain. She referred to a case in Crown Point that determined the resident was not liable.

**Brad Wells Outlot 9A Havenwood Subdivision Lockwood Nature Trust:** Mr. Wells disputed the official evaluation and expressed the Town benefits from his property and therefore he should not have a Storm Water fee. He stated the history of the property and his interpretations of the Town Ordinances. He provided the Board with more documentation and Ryan asked for time to process and review it. He let it be known that the memo need not be sent Certified Mail.

**Mike Schmidt 7518 Lakeshore Drive:** Mr. Schmidt expressed an issue with his driveway which is officially Murton Ct, an unimproved road. The neighbor to the rear at 12942 Knight Street backfilled his property which floods Murton Ct. Don and Eric offered to look at the property.

**Bob Carnahan 14850 Fairbanks:** Mr. Carnahan asked the Board about the status of Randy Schmidt's property on Schneider Street. Eric spoke about the culvert project at the neighbor's yard at 13320 Schneider St. Ryan Lisek asked that this be added to Update Items on the next agenda.

ADJOURNMENT: 7:09 pm

**PRESS SESSION:** Next Storm Water Board Public Meeting – July 9, 2024 at 6:00pm.

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Ryan Lisek – Chairman

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Patrick Conlon – Vice Chairman

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Benjie Kincheloe

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Recording Secretary