

TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA

April 2, 2013
Public Meeting 7:00 PM at the Cedar Lake Town Hall
Pledge of Allegiance & Moment of Silence

Roll Call:

Present	Robert H. Carnahan Council Member	Ward 1	Present	Ralph Miller Vice President	Ward 4
Present	John Foreman Council Member	Ward 2	Present	Randell Niemeyer President	Ward 5
Present	Gregory L.Wornhoff Council Member	Ward 3	Present	Amy J. Gross Clerk-Treasurer	
Present	Patsy Casassa Council Member	Ward 6	Absent*	Ian Nicolini Town Manager	
Present	Greg Parker Council Member	Ward 7	Present	David Austgen Town Attorney	

*Jack Slager, Building Commission was present.

PLANNING/ZONING & BZA

1. Variance of Use – Midwest Sign (Walgreens) 13230 Wicker Avenue

Favorable Recommendation from the Board of Zoning Appeals, contingent that sign does not flash, messages remain for a minimum of six (6) seconds and messages do not scroll from side to side. Motion by John Foreman and seconded by Ralph Miller to approve the Variance of Use.

Roll Call Vote: 7 to 0

Carnahan	Foreman	Wornhoff	Casassa	Parker	Miller	Niemeyer
YES	YES	YES	YES	YES	YES	YES

2. Variance of Use – Mark Stearns and Amy Taylor (Faith Church) – 6729 W. 133rd Avenue

Favorable Recommendation from the Board of Zoning Appeals to allow a church in a Residential (R-2) District and allow an eight (8) foot by twelve (12) foot sign as presented. Motion by Robert Carnahan and seconded by John Foreman to approve the Variance of Use. Gregory Wornhoff inquired of the signage location; Jack Slager responded that it would be in the frontage area of the lots.

Roll Call Vote: 7 to 0

Carnahan	Foreman	Wornhoff	Casassa	Parker	Miller	Niemeyer
YES	YES	YES	YES	YES	YES	YES

3. Variance of Use – Cedar Lake Commercial, LLC (Frampton Automotive) – 12615 Wicker Avenue

Favorable Recommendation from the Board of Zoning Appeals to allow a fourth (4th) business in a Community Business (B-2) Zoning District with contingencies of fifteen (15) vehicles for sale, ten (10) U-Haul items and five (5) vehicles stored outside for repair. Motion by Gregory Wornhoff and seconded by Greg Parker to allow the Variance of Use. Robert Carnahan noted that there are fourteen (14) install stalls and that the petitioner did not anticipate having to store vehicles outside.

Roll Call Vote: 7 to 0

Carnahan	Foreman	Wornhoff	Casassa	Parker	Miller	Niemeyer
YES	YES	YES	YES	YES	YES	YES

NEW BUSINESS

1. Payoff to Lowell for 2000A and 2000B debt

Clerk Treasurer Amy Gross stated that in December 2011, the Town of Lowell was entering into a new debt with the State Revolving Fund (SRF). Lowell decided to pay off the 2000A and 2000B Bonds, which both had a final maturity of January 1, 2021. Financial Consultant Sue Haase (London Witte Group) recalls that Cedar Lake was asked if they wanted to participate in the payoff, but it was declined. An analysis has since been performed due to the interest rates being very low as Cedar Lake is earning less than .25% on invested funds. The Lowell debt issues are 3.9% interest.

There exists a material benefit to pay off this debt in the sum of \$998,164.49 for both bond issues. The result would be \$183,600.52 in net savings, which is 15.28%. Since the 2000 A&B debt issues were incurred for improvements to the Lowell WWTP, which we share 50% of the capital costs, it is proposed to pay off the outstanding debt with funds from the WWTP Special Fund in the amount of \$998,164.49 as of April 3, 2013.

It is also recommended that the money that would have been used to make the payments to Lowell prior to the payoff, be transferred into the WWTP Special Fund allowing it to be fully reimbursed for the payoff over the next 8 years.

Motion by Ralph Miller and seconded by Gregory Wornhoff to approve the payoff of the Lowell WWTP (Wastewater Treatment Plant) 2000 A&B Bonds in the amount of \$998,164.49 as of April 3, 2013, and to reimburse the Cedar Lake WWTP Special Fund the payments that it would have made to Lowell on a monthly basis beginning April 2013 and ending December 2020.

Roll Call Vote: 7 to 0

Carnahan	Foreman	Wornhoff	Casassa	Parker	Miller	Niemeyer
YES	YES	YES	YES	YES	YES	YES

ADJOURNMENT: The public meeting was adjourned at approximately 7:20 pm.

WORK SESSION ITEMS

1. Water Utility Master Plan – Public Input

There was no public comment on this item. Neil Simstad of NIES Engineering spoke on the Water Utility Master Plan. Long term improvements and the planning process were discussed. Water rates could be more stable if there was more commercial development on the system. Infrastructure needs to be part of the Town's standards. The Town needs to spread the base out for residential and commercial customers. Projects can be designed to the Town's finances. The Town needs to determine how much it wants to spend for water quality and what quality they want; the cost benefit ratio needs to be reviewed. A public water system is more stable for production and delivery. The water is currently treated for disinfection, not hardness. Iron removal can be done, but at a cost. Considerations of treatment of the water supply need to be discussed and planned for as growth in the Town continues; the Town needs to be ready. Community wells and areas to expand were discussed, noting that it is costly to go under the railroad tracks with the lines. Town engagement is part of the strategic plan; the possibility of a survey to obtain public input on water system connections was discussed. Supply needs to be analyzed and demand reviewed; why bring in water if there is not enough demand. Locations for production were discussed. Water systems, feasibility and locations for production and supply for future intersecting lines need to have data gathered and analyzed. The painting of the water tower and affixing of a Town logo should be done in conjunction with each other for cost savings.

2. Committee Reports

- A. Public Works and Safety: The fire department project was worked on.
- B. Park and Recreation: The Park Foundation is planning its first fund raiser. The Historical Society is preparing to open for the summer.
- C. Redevelopment: There will be a joint work session on April 8, 2013 at 6:00 pm
- D. Planning – Building Commissioner Jack Slager is reviewing the Zoning Ordinance which has not been updated since 1989. This is a long term goal for this year.
- E. Council Affairs – no report.

TOWN COUNCIL REPORTS

- 1. Town Council: Robert Carnahan stated that he participated in the March for Meals with Meals on Wheels of Northwest Indiana.
- 2. Clerk-Treasurer – Amy Gross stated that investments have been completed with Centier Bank \$3,900,000.00 was invested. At the April 16, 2013 meeting she will have a Budget Reduction Resolution for the General Fund noting that approximately \$202,000.00 needs to be cut from the budget.
- 3. Town Attorney: No report

WRITTEN COMMUNICATION: There was none.

PUBLIC COMMENT: There were none.

UPCOMING DATES: Joint Town Council & RDC Work Session - Monday, April 8th at 6:00 p.m.

Town Council Public Meeting – Tuesday, April 16th at 7:00 p.m.

Park Department – Roadside Clean Up – April 20th from 10 am to noon

ADJOURNMENT: Randell Niemeyer adjourned the meeting at approximately 8:00 pm

An Executive Session was advertised and conducted pursuant to IC 5-14-1.5-6.1(b) before the meeting with discussion consisting of litigation and personnel. Those in attendance were Robert Carnahan, John Foreman, Patsy Casassa, Ralph Miller, Randell Niemeyer, Greg Parker, Gregory L. Wornhoff, Amy J. Gross, Clerk-Treasurer, and Town Attorney David Austgen.

COUNCIL OF THE CIVIL TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA

Randell Niemeyer, President, Ward 5

Ralph Miller, Vice President, Ward 4

Robert H. Carnahan, Ward 1

John Foreman, Ward 2

Gregory L. Wornhoff, Ward 3

Patsy Casassa, Ward 6

ATTEST:

Greg Parker, Ward 7

Amy J. Gross, IAMC, CMC Clerk-Treasurer

The minutes of the Cedar Lake Town Council 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.