

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

June 21, 2022

Public Meeting Advertised for 7:00 PM
Conducted at the Cedar Lake Town Hall
Pledge of Allegiance & Moment of Silence



Roll Call:

Present	Robert H. Carnahan Council Member	Ward 1	Present	Colleen Schieben Council Member	Ward 6
Present	John Foreman Council Member	Ward 2	Present	Richard Sharpe Council Member	Ward 7
Present	Julie Rivera Council Member	Ward 3	Present	Jennifer N. Sandberg, IAMC Clerk-Treasurer	
Present	Ralph Miller Council Member	Ward 4	Present	Chris Salatas Town Manager	
Present	Randell Niemeyer Council Member	Ward 5	Present	David Austgen Town Attorney	

PUBLIC COMMENT

Mary Joan Dickson, 8711 W. 132nd Pl, asked about New Business, item 5, Transfer of Property and if there was an address or location. Mr. Niemeyer stated that will be introduced when the item is introduced. Mrs. Dickson stated they can't make public comment then. Mr. Niemeyer stated the transfer of property proposed is Potawatomi Park to the RDC. Mrs. Dickson asked if they would be transferring the title to the RDC. Mr. Niemeyer stated yes.

CONSENT AGENDA

- 1. Claims:** All Town Funds: \$211,846.42; Wastewater Operating: \$56,170.50; Water Utility: \$54,468.56; Storm Water: \$11,450.87; Payroll: 06/09/2022 \$343,312.11; and May Remittances: \$170,608.54.
- 2. Manual Journal Entries:** May 1, 2022 – May 31, 2022
- 3. Donations:** VIPS Tag Day Donations, \$954.46; Douglas & Jennyfer Hoffman Police Vest Donation, \$2,500; Dare Donations: Ray & Wally's, \$300; Amvets Post 15, \$500; Cedar Lake Lions Club, \$250; Peoples Bank, \$250; and Schieben Automotive, \$250

A motion to accept and waive the reading of the minutes and accept the consent agenda as listed was made by Richard Sharpe with second by John Foreman. Roll Call: Carnahan – Yes, Foreman – Yes, Rivera – Yes, Miller- Yes, Schieben – Yes, Sharpe – Yes, Niemeyer – Yes. Vote: 7-0.

BZA/PLAN

1. Ordinance No. 1418: Humane Pet Store Ordinance

Mr. Salatas explained this item had a public hearing at the Plan Commission meeting on June 15, 2022. It was unanimously approved. Council Member Sharpe read Ordinance No. 1418 by title only.

A motion to adopt was made by Colleen Schieben with second by Ralph Miller. Mr. Austgen noted there were no objections or remonstrance at any level of discussion by the public. Roll Call: Carnahan – Yes, Foreman – Yes, Rivera – Yes, Miller – Yes, Schieben – Yes, Sharpe – Yes, Niemeyer – Yes. Vote 7 – 0.

2. Ordinance No. 1389: Approval and Acceptance of CLBD/Lakeview Business Park PUD Agreement

Mr. Salatas stated this was approved July 2021 with signatures withheld pending the PUD. Council Member Sharpe read Ordinance No. 1389 by title only. Mr. Austgen stated it was adopted by the Council last year. Signatures were recommended to be withheld pending the compilation of finished materials. All items are completed and this matter is ready to be circulated for signatures.

A motion to adopt was made by Richard Sharpe with second by Colleen Schieben. Roll Call: Carnahan – Yes, Foreman – Yes, Rivera – Yes, Miller – Yes, Schieben – Yes, Sharpe – Yes, Niemeyer – Yes. Vote 7 – 0.

3. Letter of Credit: From Ricardo and Catherine Perez in the amount of \$4,430.25 for KNR Lakeview 2-Lot Subdivision

Mr. Salatas stated this letter of credit is for the Perez/KNR Lakeview 2-Lot Subdivision. It is in the amount of \$4,430.25. Final plat was approved by the Plan Commission.

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A motion to approve the letter of credit was made by John Foreman with second by Robert Carnahan. Roll Call: Carnahan – Yes, Foreman – Yes, Rivera – Yes, Miller – Yes, Schieben – Yes, Sharpe – Yes, Niemeyer – Yes. Vote 7 – 0.

- 4. Letter of Credit: CLBD South in the amount of \$207,518.19 for Lakeview Business Park** Final Plat was approved by the Plan Commission on June 15, 2022. Mr. Salatas stated this letter of credit is for the Lakeview Business Park. It is in the amount of \$207,518.19. This is a reduction from the standard 25% letter of credit because all but the streetlights have been installed. This is a 10% letter of credit and covers the remaining public infrastructure. Mr. Foreman added the developer is waiting on NIPSCO.

A motion to approve the letter of credit was made by John Foreman with second by Richard Sharpe. Roll Call: Carnahan – Yes, Foreman – Yes, Rivera – Yes, Miller – Yes, Schieben – Yes, Sharpe – Yes, Niemeyer – Yes. Vote 7 – 0.

OLD BUSINESS

- 1. Lake Ecosystem Restoration Project SDF Stage 2: Bid Award**

A motion to defer was made by Richard Sharpe with second by Colleen Schieben. Roll Call: Carnahan – Yes, Foreman – Yes, Rivera – Yes, Miller – Yes, Schieben – Yes, Sharpe – Yes, Niemeyer – Yes. Vote: 7-0.

NEW BUSINESS

- 1. Consider Paving Kiwanis Park Parking Lot Using Park Impact Fees**

This received a favorable recommendation from the Park Board on May 26, 2022. Mr. Salatas reported they had solicited two other quotes as requested by the Park Board. They received a better price from Olsen Construction, Inc. They quoted the project at \$96,552. The recommendation is to go with Olsen Construction in that amount. A quote for striping was received from Traffic Control Specialists, Inc. for \$6,448.75.

A motion to approve the recommendation for paving and striping as noted above was made by Colleen Schieben with second by Richard Sharpe. Roll Call: Carnahan – Yes, Foreman – Yes, Rivera – Yes, Miller – Yes, Schieben – Yes, Sharpe – Yes, Niemeyer – Yes. Vote 7 – 0.

- 2. CDBG Lynnsway Sidewalk Project Award**

Mr. Salatas stated they originally bid out this project and received no bids. They were instructed by Tim Brown that they could solicit quotes. The lowest quote received was from H3 Concrete, Inc. in the amount of \$63,214.30. The recommendation is to award to H3 Concrete, Inc.

A motion to approve the recommendation as noted above was made by Colleen Schieben with second by Julie Rivera. Mr. Foreman asked where H3 Concrete was out of it. Mr. Sharpe stated Chicago Heights. Roll Call: Carnahan – Yes, Foreman – Yes, Rivera – Yes, Miller – Yes, Schieben – Yes, Sharpe – Yes, Niemeyer – Yes. Vote 7 – 0.

- 3. Highland Subdivision Pay Request No. 1 in the amount of \$282,001.27**

Mr. Salatas stated this is Pay Request No. 1 for the Highland Subdivision Project. It is in the amount of \$282,001.27. Mr. Kubiak suggested they all take a ride to the area. It now has curbs and blacktop.

A motion to approve was made by Robert Carnahan with second by Ralph Miller. A brief discussion continued on road projects. Roll Call: Carnahan – Yes, Foreman – Yes, Rivera – Yes, Miller – Yes, Schieben – Yes, Sharpe – Yes, Niemeyer – Yes. Vote 7 – 0.

- 4. Acceptance of Temporary Access Easement from Lake Heritage Parks Foundation**

Mr. Salatas stated this is the last easement necessary for the sediment dewatering facility. The keys are being delivered to the engineering company to allow for access to the property.

A motion to approve was made by Richard Sharpe with second by John Foreman. Roll Call: Carnahan – Yes, Foreman – Yes, Rivera – Yes, Miller – Yes, Schieben – Yes, Sharpe – Yes, Niemeyer – Yes. Vote 7 – 0.

- 5. Transfer of Property**

Mr. Salatas stated this is for the transfer of property from the Town proper to the Redevelopment Commission. The two specific parcels are the Potawatomi Park and Public Works. It is for a possible public increase in amenities and development. Council Member Sharpe read the resolution by title only. It was noted the next appropriate resolution number would be assigned to the document.

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A motion to approve the resolution and insert the proper resolution number was made by Colleen Schieben with second by Julie Rivera. Roll Call: Carnahan – Yes, Foreman – Yes, Rivera – Yes, Miller – Yes, Schieben – Yes, Sharpe – Yes, Niemeyer – Yes. Vote 7 – 0.

REPORTS

1. **Town Council** - Mr. Carnahan reported Yancey's was to be recognized at yesterday's Redevelopment Commission meeting. Unfortunately, they couldn't make it. Lake County Solid Waste is in a new building in Merrillville and Yancey's installed all the carpet there. Mrs. Rivera stated she has been getting a lot of phone calls about the ball fields again. A lot of people are happy with the speed bumps. A resident took a lot of pictures this weekend of cars parking on the side of the street that states no parking. He said one of his neighbors called the police. An officer came out but didn't ticket the cars. The officer moved the cones people had to save parking spots in front of their homes. Mrs. Rivera asked about ticketing and maybe having residential only parking in the area. Mr. Austgen stated they have local authority over traffic control. They can implement rules but they need to be objective. Mrs. Rivera asked about having more police presence in the area, perhaps VIPS. Chief Fisher stated it is an officer's discretion to write a citation. When he asked the officer what happened, the officer stated he was going to write a citation but they had blocked a majority of the road with cones. The officer told the resident they couldn't block the public street with cones. Chief Fisher stated the resident he spoke with was only complaining about out of state vehicles. He told him he couldn't do that. Chief Fisher stated he thinks the problem is the communication between the local softball league and the residents. Chief Fisher stated they got the cars moved and out of the way. A citation is at the officer's discretion. There were three vehicles that were parked illegally and they were moved. A very lengthy discussion continued on the matter. Mr. Salatas suggested a special events ordinance. Perhaps making it include a requirement for a parking plan. That would need to be provided to the Town and those involved in the event. Mrs. Rivera asked how they get that started. Chief Fisher stated Mr. Austgen is looking at one they submitted back in January. Further discussion continued on what can be done to mitigate the situation now. Chief Fisher stated St. John had a similar issue and went to permitted parking for residents. Mrs. Tracy Haskell, a resident of the subdivision, stated there is no issue. A lot of vehicles belong to the residents of the subdivision. Only one or two people complain about the games. Things go a lot smoother now compared to prior years. A very lengthy discussion continued on the matter and the proposed special events ordinance.
- 2.
3. **Town Attorney** - None
4. **Clerk-Treasurer** - Clerk-Treasurer Sandberg reported the spring settlement has been received.
5. **Town Manager** - Mr. Salatas reported there has been no slow down in the building department. This month of May is 21% better than last May. Each month has been better than the last. A brief discussion continued on new home permits. The road projects are moving along. Cedar Lake is one of the Top 10 fastest growing communities in the state. Cedar Lake is one of three communities from Lake County in that list.
6. **Director of Operations** - Mr. Kubiak stated they finally got the museum electricity separated from the Town's. A brief discussion continued on the updates to the stage.
7. **Police Department** - The monthly report is included in the agenda packet. Chief Fisher reported since he has become Chief, they are up 600 calls for service in the first six months.
8. **Fire Department** - Chief Wilkening stated they're call volume is up 21%. Dedication for the tanker will be on June 29, 2022 at 6PM. A public meeting for Board of Safety will follow. He stated they are in a drought and fireworks are a concern. He stated they may have to put a moratorium on fireworks. A brief discussion occurred on enforcement.

WRITTEN COMMUNICATION

1. **Building Department Report** – Previously discussed.
2. **Christopher B. Burke Report** – Previously discussed.

PUBLIC COMMENT

Mary Joan Dickson stated they had previously worked with the last Town Manager on the ADA picnic tables. Two will arrive and they would prefer for them to stay on the Town Grounds. Two regular tables will be donated and they are working on more. Tri-Creek Lumber donated the lumber for the project and Summerfest paid for the labor. Mr. Carnahan asked about insurance for Summerfest. Mrs. Haskell stated they are working on it. The previous provider was the same provider of the Town. Mrs. Dickson stated they are not covering items they have in the past. They are working to find a new carrier. Mrs. Haskell, 13436 Osborne St, stated last year was the first year they had to go on their own for a special event. They called this year to get it again. Six weeks later they received a call that the underwriter wouldn't do it this year for festivals. They helped with trying to find another and when they found one, they wouldn't cover parades or

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anything on water. They wouldn't insure. Mrs. Haskell worked on reaching out to many others. They are waiting to hear back. It's the cardboard boat race that is holding it up. They don't want to cancel the cardboard boat race. Discussion continued on insurance for festivals.

ADJOURNMENT President Niemeyer called the meeting to adjournment at approximately 8:30 PM.

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

Randell Niemeyer, President, Ward 5

Richard Sharpe, Vice President, Ward 7

Robert H. Carnahan, Ward 1

John Foreman, Ward 2

Julie Rivera, Ward 3

Ralph Miller, Ward 4

ATTEST:

Colleen Schieben, Ward 6

Jennifer N. Sandberg, IAMC
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.