



TOWN COUNCIL PUBLIC MEETING AMENDED AGENDA

October 3, 2023 - 7:00 PM

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

CALL TO ORDER/ROLL CALL:

___ Robert H. Carnahan, Ward 1
___ Julie Rivera, Ward 2
___ Nick Recupito, Ward 3
___ Ralph Miller, Ward 4
___ Colleen Schieben, Ward 5

___ John Foreman, At Large, Vice-President
___ Richard Sharpe, At Large, President
___ Jennifer Sandberg, Clerk-Treasurer
___ Chris Salatas, Town Manager
___ David Austgen, Town Attorney

PUBLIC HEARINGS:

1. Ordinance No. 1456, Public Way Vacation Continued Public Hearing – Rago

(Deferred at initial Public Hearing on 4/27/23, 6/20/23, 7/18/23, 8/1/23, and 8/15/23)

2. Resolution No. 1340, Additional Appropriation

PUBLIC COMMENT (*on agenda items*):

CONSENT AGENDA:

1. **Claims:** All Town Funds: \$158,718.93; Wastewater Operating: \$58,228.77; Water Utility: \$20,714.40; Storm Water: \$13,056.47; and Payroll: 9/28/23 and 10/1/23 - \$279,501.47

ORDINANCES & RESOLUTIONS:

1. **Ordinance No. 1478** – Amending Ordinance No. 1465, Special Events Permit Ordinance

BZA/PLAN:

1. Performance Letter of Credit Extension for Rose Garden Estates, Unit 1, **in the amount of \$6,067,696.25**

NEW BUSINESS:

1. Approval of Zachary Bailey as a Paramedic/Firefighter (*Received a favorable recommendation from the Board of Safety on 9-27-2023*)

REPORTS:

1. Town Council
2. Town Attorney
3. Clerk-Treasurer
4. Town Manager
5. Director of Operations
6. Police Department
7. Fire Department

WRITTEN COMMUNICATION:

PUBLIC COMMENT:

ADJOURNMENT:

PRESS SESSION:

NEXT MEETING: Tuesday, October 17, 2023 at 7:00 pm

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 Cedar Lake Town Hall at (219) 374-7400.

TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA

ORDINANCE NO. 1456

AN ORDINANCE VACATING A PUBLIC WAY IN THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, AND ALL MATTERS RELATED THERETO.

WHEREAS, on the 17th day of January 2023, the Owners of real property located in the Town of Cedar Lake, Lake County, Indiana, legally described in Exhibit "A" attached hereto, petitioned the Town Council of the Town of Cedar Lake, Lake County, Indiana, to vacate a parcel of platted public way legally described in Exhibit "A", attached hereto; and

WHEREAS, a Public Hearing was held on said Petition, after due notice was provided pursuant to the statutory requirements of I.C. §36-7-3-12, as amended from time to time; and

WHEREAS, the Town Council of the Town of Cedar Lake, Lake County, Indiana (hereinafter, the "Town Council"), has considered the presentation and petition, as well as any remonstrances made by interested Parties to the vacation of said platted public way as described herein; and

WHEREAS, the Town Council has reviewed the request of the Owner for vacation of the said platted public way, and has determined that the area sought by Owner to be vacated is not necessary to the growth of the area in which it is located, or to which it is contiguous; further, that the vacation of the platted public way sought to be vacated would not eliminate the Public's access to any Church, School, or any other Public building or place; and

WHEREAS, the Town Council has further determined that the said platted public way so described is a platted public way in a residentially zoned subdivision which is not utilized by the Public in any manner and is not anticipated as needed for such purpose in the future.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA:

SECTION ONE: That the described portions of the platted public way identified on Exhibit "A", attached hereto, and located in the Town of Cedar Lake, Lake County, Indiana, be vacated, as petitioned for, subject to any conditions of approval required by the Town Council herein, if applicable.

SECTION TWO: That all existing Ordinances, or parts thereof, in conflict with the provisions of this Ordinance, are hereby deemed null, void, and of no legal effect, and are specifically repealed.

SECTION THREE: If any section, clause, provision, or portion of this Ordinance shall be held to be invalid or unconstitutional by any Court of competent jurisdiction, such decision shall not affect any other section, clause, provision, or portion of this Ordinance.

SECTION FOUR: That this Ordinance shall take effect, and be in full force and effect, from and after its passage and adoption by the Town Council of the Town of Cedar Lake, Lake County, Indiana, and recordation in the Office of the Recorder of Lake County, Indiana, in conformance with applicable law.

ALL OF WHICH IS PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, ON THIS ____ DAY OF _____, 2023.

**TOWN OF CEDAR LAKE, LAKE COUNTY,
INDIANA, TOWN COUNCIL**

Richard Sharpe, Town Council President

John C. Foreman, Vice-President

Robert H. Carnahan, Member

Nick Recupito, Member

Colleen Schieben Member

Ralph Miller, Member

Julie A. Rivera, Member

ATTEST:

Jennifer N. Sandberg, IAMC, CMC, CPFIM,
Clerk-Treasurer

EXHIBIT A

A 15-foot public alley between Lots 19, 19, 20 and 21 on the North side of West 139th Avenue in Lake shore Addition to Cedar Lake, Indiana, being a subdivision of part of the south ½ of Section 27, Township 34 North, Range 9 West of the 2nd P.M., as the same appears of record in Plat Book 20, page 9, in the Recorder's Office in said County.

Town of Cedar Lake

Public Way Vacation Application

1. List the street name and block or general vicinity of the public way vacation request.

8448 w. 139th Avenue

2. List all property tax key numbers relating to address or general vicinity of public way listed in item 1. Also, attach to this application a plat of survey and a full legal description of public way involved in this request. The legal description shall be prepared by a certified engineer or land surveyor.

Parcel # 45-15-27-407-027.000-014

3. Indicate the reason(s) for your request to vacate the public way described in item 2.

Constructed a single-family house with an attached deck. The deck will extend over the abandoned

railroad walkway, which is not utilized and has neighboring structures extending over it facing the lake.

Property Owner(s) Information	Petitioner(s) Information (If different than owner.)
Name(s) John & Dorys Rago	Name(s) SAME
Mailing Address [REDACTED]	Mailing Address
City, State, Zip Cedar Lake, IN 46303	City, State, Zip
Phone [REDACTED]	Phone
Alternate Phone N/A	Alternate Phone
Fax N/A	Fax

I (We) the undersigned now state that the information contained in this application and all attached exhibits are true and correct to the best of my (our) knowledge and belief and that I (we) have read all the information contained above and that I (we) am/are submitting such facts and figures to the Cedar Lake Town Council for the purpose of this request for the above referenced real estate.

Signature of Owner(s)

STATE OF INDIANA

COUNTY OF LAKE

SS:

Subscribed and sworn to before me this 20 day of September, 2022.

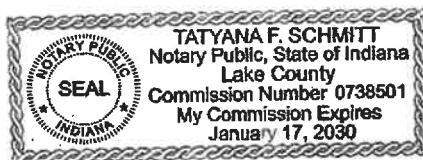
Signature of Petitioner(s)

STATE OF INDIANA

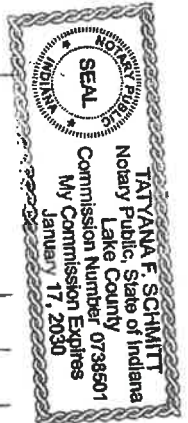
COUNTY OF LAKE

SS:

Subscribed and sworn to before me this 20 day of September, 2022.



Notary Public
My Commission Expires 1-17-30



Date: June 17, 2021 From: Jill J. Boganwright -Tabor
Subject: Request to Utilize Utility Easement Dept.: Survey & Land
To: John C. & Dorys Jean Rago Re: **NIPSCO LONO # 45832**
8448 W. 139th Ave. Parcel 45-15-27-407-027.000-014
Cedar Lake, IN 46303 Lake Shore Add. Outlots 20,21 & E.1/2 of
Vac. Adj Alley & Pt. of Vac. R/W Adj.

This letter is to confirm that Northern Indiana Public Service Company LLC (NIPSCO) has reviewed your proposal to utilize a portion of the 15' general utility and drainage easement located in the referenced parcel, for the construction of a deck.

DEPICTION

DEPICTED ON THE DIAGRAM LABELED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

NIPSCO does have facilities within the general utility easement, but does not object to the proposed utilization. All NESC and OSHA requirements must be maintained while working within the vicinity of NIPSCO's overhead electric lines. Should any damage to NIPSCO facilities be damaged due to the construction of the deck, the cost responsibility will be on the customer.

Calling in locates (811) two business days prior to any ground disturbance is required.

Should any damage occur to said deck due to NIPSCO's access, maintenance, operation or emergency (etc.) of said facilities, costs will be the responsibility of the customer.

Feel free to contact me if you require any additional information or assistance.

Sincerely,



Jill J. Boganwright-Tabor
NIPSCO Survey and Land
Phone: 219-647-5007
E-Mail: jtabor@nisource.com

EXHIBIT A



TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA

RESOLUTION NO. 1340

AN ADDITIONAL APPROPRIATION

WHEREAS, it has been determined that it is necessary to appropriate more money than was originally appropriated in the annual budget;

NOW, THEREFORE;

Section 1. BE IT RESOLVED by the Town Council of the Town of Cedar Lake, Lake County, Indiana, that for the expenses of the taxing unit the following additional sums of money are hereby appropriated out of the funds names and for the purposes specified, subject to the laws governing the same:

	AMOUNT REQUESTED	AMOUNT APPROVED BY FISCAL BODY
Department: Planning, Zoning, & Building		
Major Budget Classification:		
Other Services and Charges	\$42,800.00	\$42,800.00
Department: Fire		
Major Budget Classification:		
Personal Services	\$70,000.00	\$70,000.00
Other Services and Charges	\$5,000.00	\$5,000.00
TOTAL for General Fund:	\$117,800.00	\$117,800.00
Fund Name: Community Crossing Grant Fund		
Major Budget Classification:		
Capital Outlays	\$831,600.00	\$831,600.00
TOTAL for Community Crossing Grant Fund:	\$831,600.00	\$831,600.00

**ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF CEDAR LAKE, LAKE
COUNTY, INDIANA THIS 3rd DAY OF OCTOBER, 2023.**

Richard Sharpe, President

John Foreman, Vice President

Robert H. Carnahan

Julie Rivera

Nicholas Recupito

Ralph Miller

ATTEST:

Colleen Schieben

Jennifer N. Sandberg, IAMC, CMC, CPFIM
Clerk-Treasurer

October 3, 2023

ALL TOWN FUNDS	\$158,718.93
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WASTEWATER OPERATING	\$58,228.77
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WATER UTILITY	\$20,714.40
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STORM WATER	\$13,056.47
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PAYROLL 9/28/23 and 10/1/23	\$279,501.47
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TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA

ORDINANCE NO. 1478

AN ORDINANCE AMENDING TOWN ORDINANCE NO.: 1465, BEING: “AN ORDINANCE ESTABLISHING CHAPTER 103 OF TITLE IX, AND AMENDING CHAPTER 99 OF TITLE IX, ENTITLED “GENERAL REGULATIONS”, PERTAINING TO POLICIES AND PROCEDURES FOR PERMITTING SPECIAL EVENTS WITHIN THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, REPEALING ALL ORDINANCES AND TOWN CODE PROVISIONS, OR PARTS THEREOF, IN CONFLICT HERewith, AND ALL MATTERS RELATED THERETO.”; AND REPEALING ALL ORDINANCES AND TOWN CODE PROVISIONS, OR PARTS THEREOF, IN CONFLICT HERewith, AND ALL MATTERS RELATED THERETO.

WHEREAS, the Town Council of the Town of Cedar Lake, Lake County, Indiana (hereinafter the “Town Council”), has recently adopted its Town Ordinance No. 1465, being an Ordinance pertaining to policies and procedures for permitting special events within the Town of Cedar Lake, Lake County, Indiana; and

WHEREAS, the Town Council has further reviewed the adopted Town Ordinance No. 1465 pertaining to policies and procedures for permitting special events within the Town of Cedar Lake, Lake County, Indiana, including the provisions therein for Special Event Permit filing fees; and

WHEREAS, the Town Council, upon its further review of Town Ordinance No. 1465, and specifically pertaining to policies and procedures for permitting special events within the Town of Cedar Lake, Lake County, Indiana, has determined that the provisions pertaining to establishment of permit fees for such Special Event Permit Applications are not presently necessary, or needed; and

WHEREAS, the Town Council, based upon its further review, has now determined that the provisions of Town Ordinance No. 1465 pertaining to policies and procedures for permitting special events within the Town should be amended to strike and remove from such adopted Ordinance the portion thereof establishing fees for filing of Special Event Permit Applications; and

WHEREAS, the Town Council, based upon its assessment and determination of the lack of necessity at the present time of the established filing fee for Special Event Permits in the Town of Cedar Lake, agrees and concludes that such terms establishing a Special Event Permit fee should be repealed, stricken, and withdrawn.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA:

SECTION ONE: That Town Ordinance No. 1465, adopted by the Town Council of the Town of Cedar Lake, Lake County, Indiana, the first day of August, 2023, be amended to provide as follows in **SECTION TWO** of said Ordinance No. 1465 to read and provide hereafter as follows in this provision of **SECTION TWO:** as follows:

“Permit Required

No person, firm, corporation, organization, entity, or association, foreign or domestic, shall operate or maintain, or permit the operation or maintenance of any Outdoor Events or Special Events, unless and until such person, firm, corporation,

organization, entity, or association, foreign or domestic, has first been issued a Special Event Permit for such Outdoor Event or Special Event, as hereinafter provided. The Special Event Permit to be used shall be in a form prescribed by the Town and shall be made available to the Public by the Town, available through the Town Manager's Office. Approval of the Outdoor Event or Special Event shall be expressly subject to the terms and conditions listed with the Special Event Permit. The Special Event Permit shall be filed no less than thirty (30) days prior to the Outdoor Event or Special Event occurring. Scheduling and calendaring of events shall be in the sole discretion of the Town, so as to ensure proper public safety, security, and oversight for the Outdoor Events or Special Events."

SECTION TWO: That all existing Ordinances, and Town Code provisions, or parts thereof, in conflict with the provisions of this Amendatory Ordinance, are hereby deemed null, void, and of no legal effect, and are specifically repealed. Further, that all other remaining terms and provisions of Town Ordinance No. 1465 not repealed, stricken, or withdrawn by this Amendatory Ordinance, are hereby ratified, and reaffirmed herein.

SECTION THREE: That if any section, clause, provision, or portion of this Ordinance shall be held to be invalid or unconstitutional by any Court of competent jurisdiction, such decision shall not affect any other section, clause, provision, or portion of this Ordinance.

SECTION FOUR: That this Amendatory Ordinance shall take effect, and be in full force and effect, from and after its passage and adoption by the Town Council of the Town of Cedar Lake, Lake County, Indiana, and publication in conformance with applicable law.

ALL OF WHICH IS PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, A MUNICIPAL CORPORATION, THIS ____ DAY OF ____, 2023.

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

By:

Richard Sharpe, President

John C. Foreman, Vice-President

Robert H. Carnahan, Member

Nick Recupito, Member

Julie A. Rivera, Member

Ralph Miller, Member

Colleen Schieben, Member

ATTEST:

Jennifer N. Sandberg, IAMC, CMC, CPFIM
Clerk-Treasurer



Corporate Center
9204 Columbia Avenue
Munster, Indiana 46321
219.836.4400

ADVISAL OF IRREVOCABLE STANDBY LETTER OF CREDIT AMENDMENT

ISSUER'S NAME & ADDRESS:

Bank of the West
Global Trade Operations
13300 Crossroads Pkwy N.
City of Industry, CA 91746
SC-XRD-2W-G

APPLICANT:

Lennar Homes of Indiana, LLC
1141 E. Main Street
East Dundee, IL 60118

BENEFICIARY:

Town Council
Town of Cedar Lake
Town Hall
7408 Constitution Avenue
Cedar Lake, IN 46303

**SUBDIVISION/DEVELOPMENT AT
ISSUE:**

Rose Garden Estates
Cedar Lake, Indiana

ADVISING BANK:

Peoples Bank
9204 Columbia Avenue
Munster, IN 46321
Attention: Todd M. Scheub
President
Tel: 219-853-7575

**Irrevocable Standby Letter of Credit
Number:**



Total Amount: USD \$6,067,696.25
(maximum aggregate amount)

Issuance Date: October 17, 2019
Amendment Date: August 11, 2023

Date Advised: August 29, 2023

**Expiration Date: October 11, 2024, at Bank
of the West Office in City of Industry**

To the Above-Named Beneficiary:

We are instructed by the above-named Issuing Bank to inform you that they have amended the Irrevocable Standby Letter of Credit specified above in your favor (the "Letter of Credit") by extending

Peoples Bank – Advisal of Amendment of Bank of the West Irrevocable Standby Letter of Credit
No. [REDACTED]

August 29, 2023

2

the expiration date to October 11, 2024. All other terms of the Letter of Credit remain unchanged. The attached signed original Amendments to Standby Letter of Credit are the operative instruments with respect to the extension and the Applicant and Advising Bank name changes, form an integral part of the Letter of Credit, and are to be attached thereto.

This Advisal is solely an advice of the issuance of the above-specified Amendments to Standby Letter of Credit and is provided to you without any engagement or responsibility on our part. Payment will only be made by Bank of the West in accordance with the terms and conditions set forth in the Letter of Credit as so amended.

Documents presented for payment must strictly comply with the terms of the amended Letter of Credit. In order to avoid delays in obtaining payment, carefully review the Amendments to Standby Letter of Credit. If you are unable to comply with the terms of the Letter of Credit as amended, contact the Applicant immediately to arrange for an amendment.

In the event of a draw that is presented to us as provided in the amended Letter of Credit, the original Letter of Credit, the original amendments, and an original sight draft must be presented. Upon presentation of the documents, please enclose an extra copy of the complete set of documents for our files.

This Advisal and the attached Amendments to Standby Letter of Credit are governed by the laws of the State of Indiana and is issued subject to the International Standby Practices 1998 (ISP98), International Chamber of Commerce Publication No. 590, and in the event of any conflict, the laws of the State of Indiana will control.

Please direct any questions to the undersigned at 219-853-7575.

Sincerely,

PEOPLES BANK

By: [REDACTED]

Name: Todd M. Scheub

Title: President

Enclosures (2)

Peoples Bank
9204 Columbia Avenue
Munster, IN 46321

Irrevocable Letter of Credit No. [REDACTED]

Subdivision/Entity: Lennar Homes of Indiana, Inc.
1141 E Main Street
East Dundee, IL 60118

Accepting the Performance Letter of Credit Extension for Rose Garden Estates, Unit 1.

ALL OF WHICH IS ACKNOWLEDGED AND ACCEPTED THIS _____ DAY OF _____, 2023,
BY THE TOWN COUNCIL OF THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA.

TOWN COUNCIL
TOWN OF CEDAR LAKE, INDIANA

By: _____

Richard Sharpe
Town Council President

ATTEST:

Jennifer Sandberg, IAMC, CMC, CPFIM
Clerk-Treasurer

BANK OF THE WEST

A trade name used by BMO Harris Bank N.A.

**BANK OF THE WEST
GLOBAL TRADE OPERATIONS
13300 CROSSROADS PKWY N.
CITY OF INDUSTRY, CA 91746
SC-XRD-2W-G
SWIFT: BWSTUS66LAX**

DATE: 08/11/2023

AMENDMENT TO STANDBY LETTER OF CREDIT

TO:

Advising Bank
Mr. Todd Scheub, EVP, Chief Banking Officer
Peoples Bank
9204 Columbia Avenue
Munster, IN 46321
Phone: 219-853-7500

IN ALL CORRESPONDENCE PLEASE QUOTE OUR CREDIT REFERENCE NUMBER.

STANDBY L/C NO.:

AMENDMENT REF. NO.:

ISSUED DATE:

10/17/2019

BENEFICIARY:

TOWN COUNCIL
TOWN OF CEDAR LAKE
TOWN HALL
7408 CONSTITUTION AVENUE
CEDAR LAKE, IN 46303

APPLICANT:

LENNAR HOMES OF INDIANA, LLC
1141 E MAIN STREET
EAST DUNDEE, IL 60118

THE ABOVE STANDBY LETTER OF CREDIT HAS BEEN AMENDED AS FOLLOWS:

NEW EXPIRY DATE: 10/11/2024

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED. THIS IS THE OPERATIVE INSTRUMENT WHICH FORMS AN INTEGRAL PART OF STANDBY LETTER OF CREDIT NO. MB60517311 AND IS TO BE ATTACHED THERETO.

DocuSigned by:

[Redacted Signature]

AUTHORIZED SIGNATURE
Marisa Suen

GLOBAL TRADE OPERATIONS
TEAM NO 02

DocuSigned by:

[Redacted Signature]

AUTHORIZED SIGNATURE
Giuseppe Piazza

GLOBAL TRADE OPERATIONS
TEAM NO 02



October 16, 2019

Town of Cedar Lake
7408 Constitution Avenue
P. O. Box 707
Cedar Lake, Indiana 46303

Attention: Plan Commission

Subject: Rose Garden Estates, Phase 1 – Final Plat Review #3
(CBBEL Project No. 060016.00148)

Dear Plan Commission Members:

As requested, Christopher B. Burke Engineering, LLC (CBBEL) staff has reviewed the proposed plans for the Final Plat for Rose Garden Estates, Phase 1, to comment on compliance with the Town of Cedar Lake's Subdivision Ordinance (No. 498) and associated standard engineering methods. Phase 1 includes 147 units.

CBBEL received the following items to review:

- Comment-Response Letter, prepared by Mackie, dated October 15, 2019.
- "Secondary Plat of Subdivision, Rose Garden Estates PUD – Phase 1" Plan Sheet, prepared by Gasperec Elberts Consulting, dated October 15, 2019.
- Address List, prepared by Mackie, dated October 11, 2019.

CBBEL has reviewed the submitted documents and offers the following comments for the Applicant to address:

1. **Partially Addressed.** It is our understanding that the Applicant is coordinating the addresses and lot numbering with Town staff and a revised Plat will be provided. Upon review, we have the following comments:
 - a. Since the poolhouse will have a separate address, we recommend that it also have its own specific lot and not be included as part of Outlot 8. This is consistent with other subdivisions in Town that have privately owned amenity structures.
 - b. The Applicant should clarify if the central basin should also have an address since we assume it will also have aeration facilities.
 - c. The northern basin aeration facility should be located on the Plat and the proposed address noted.
2. **Addressed.** The Applicant should coordinate Outlot 1 with Town staff. It is our understanding that the sanitary lift station will be maintained and controlled by the Town upon construction. There should be some clarification if the lot will be owned by the Town and if it should be a numbered lot versus an outlot. It is our understanding that the parcel will be deeded to the Town after recordation in a fee-simple transaction.

3. **Not Addressed.** The current PUD guidelines, exhibits, and agreements, etc. should be submitted for review for cross reference with all setbacks, minimum lot depths, minimum lot width, minimum lot areas, etc. as shown on the Plat. **It does not appear finalized documents have been received by the Town. We have the following comments from the latest draft set of documents that CBBEL has received.**
- a. **Lennar/GRW "Design Standards" noted as Exhibit C**
 - i. **Single Family**
 - 1. **Sideyard setbacks are noted as 8 ft. The final plat and Exhibit D indicate the sideyard setbacks as 7 ft.**
 - 2. **The road width (B-B) is incorrect.**
 - ii. **Duplex**
 - 1. **The road width (B-B) is incorrect.**
 - iii. **Townhomes**
 - 1. **The road width (B-B) is Incorrect.**
 - b. **If more detailed plans have been completed for the pool house/community park, then we recommend they be added to the PUD documents within Exhibit E to supplement conceptual drawings.**

CBBEL has not been provided these updated documents for review.

Please note that the Applicant is required to provide a certified check or money order payable to the Town of Cedar Lake in an amount equal to three (3%) percent of the cost of the improvements prior to Final Plat Approval to cover inspection fees. The Developer has submitted an estimated cost of construction for the Phase 1 portion of the subdivision. After noted revisions were made, CBBEL is now in agreement with the estimated amounts. The amount is based on the estimate of probable cost for Phase 1 and is \$165,482.63. The estimate of probable cost is attached.

Also as requested, CBBEL staff have reviewed the Rose Garden Estates, Phase 1 plans and associated documents for the purpose of establishing the required Performance Letter of Credit for the platted portion of the subdivision. After review, the estimate of probable costs for Phase 1 is \$5,516,087.50. CBBEL is in agreement with the overall amount and will eventually base Maintenance Letter of Credit values off this amount. The Performance Letter of Credit should be established at 110% of the estimated cost of construction or \$6,067,696.25.

Shop drawings should be submitted for review for all signage and posts prior to installation to verify compliance with the current version of the MUTCD. The Developer is also required to pay an MS4 inspection fee of \$2,000 since the development is greater than 5 acres.

A comment-response letter should be provided with each re-submittal. All improvements shall be constructed in accordance with the Town's Development Standards and all applicable Town, County, State and Federal regulations. The Applicant is required to obtain all Town, County, State and Federal permits required for the construction of this project.

If you have any questions or concerns, please do not hesitate to call.

Sincerely,



Donald C. Oliphant, PE, CFM, CPESC
Town Engineer

cc: Town Administrator – (via email)
Town Director of Operations – (via email)
Town Building Administrator – (via email)
Town Attorney – (via email)
Ryan Martin, PE – Mackie (via email)

P:\Cedar Lake\060015 Town Engineer\00017 Development Inspections\Rose Garden Estates\L060015.00017 Rose Garden Estates FP PH1
101619.docx



Town of Cedar Lake
Rose Garden Estates, Phase 1
Recommended Performance Letter of Credit as of 10/15/19
Subdivision Improvements Included in the 10/19 Final Plat Portion
(CBBEL Project 060015.00017)

Description	Unit	Qty	Unit Price	Cost
<u>Sanitary Sewer Improvements</u>				
48" SMH	EACH	37	\$ 2,750.00	\$ 101,750.00
48" SMH Drop	EACH	2	\$ 4,000.00	\$ 8,000.00
8" PVC SDR 26	LF	2373	\$ 30.00	\$ 71,190.00
8" PVC SDR 21	LF	1801	\$ 35.00	\$ 63,035.00
10" PVC SDR 21	LF	2090	\$ 45.00	\$ 94,050.00
6" SAN SVC - Short	EACH	89	\$ 650.00	\$ 57,850.00
6" SAN SVC - Long	EACH	72	\$ 1,350.00	\$ 97,200.00
4" PVC Forcemain	LF	1420	\$ 60.00	\$ 85,200.00
Sanitary Lift Station	LS	1	\$ 250,000.00	\$ 250,000.00
6' Ornamental Fencing around Lift Station	LF	144	\$ 50.00	\$ 7,200.00
Tie-in to Existing SAN	EACH	1	\$ 2,000.00	\$ 2,000.00
Road Structural Backfill	LF	2100	\$ 23.00	\$ 48,300.00
Sanitary Sewer Subtotal				\$ 885,775.00
<u>Watermain Improvements</u>				
8" DIP WM	LF	4979	\$ 40.00	\$ 199,160.00
12" DIP WM	LF	2307	\$ 55.00	\$ 126,885.00
Fire Hydrant	EACH	18	\$ 3,500.00	\$ 63,000.00
8" VB	EACH	22	\$ 1,160.00	\$ 25,520.00
8" Bends	EACH	9	\$ 330.00	\$ 2,970.00
8" Cross	EACH	1	\$ 500.00	\$ 500.00
8x8 Tee	EACH	4	\$ 440.00	\$ 1,760.00
12" VB	EACH	6	\$ 440.00	\$ 2,640.00
12" Bends	EACH	2	\$ 440.00	\$ 880.00
12x8 Tee	EACH	3	\$ 550.00	\$ 1,650.00
12 to 12 Hot Tap	EACH	1	\$ 4,500.00	\$ 4,500.00
1" Service Pipe, Short	EACH	62	\$ 700.00	\$ 43,400.00
1" Service Pipe, Long	EACH	46	\$ 950.00	\$ 43,700.00
1.5" Service Pipe, Short	EACH	29	\$ 1,100.00	\$ 31,900.00
1.5" Service Pipe, Long	EACH	24	\$ 1,350.00	\$ 32,400.00
B Box	EACH	169	\$ 500.00	\$ 84,500.00
Road Structural Backfill	LF	1350	\$ 21.00	\$ 28,350.00
Watermain Subtotal				\$ 693,715.00
<u>Storm Sewer Improvements</u>				
72" MH, Outlet Control Structure	EACH	1	\$ 8,000.00	\$ 8,000.00
72" MH w/ High Capacity Grate (west prop)	EACH	1	\$ 4,500.00	\$ 4,500.00
72" MH, Type A	EACH	7	\$ 3,750.00	\$ 26,250.00
60" MH, Type A	EACH	13	\$ 2,900.00	\$ 37,700.00
48" MH, Type A	EACH	44	\$ 1,900.00	\$ 83,600.00
48" MH, Doghouse over 6" Drain Tile, 4" Rest	EACH	1	\$ 2,275.00	\$ 2,275.00
60" CB, Type A	EACH	1	\$ 2,750.00	\$ 2,750.00
48" CB, Type A	EACH	33	\$ 2,000.00	\$ 66,000.00
36" INL	EACH	58	\$ 1,500.00	\$ 87,000.00
12" FES (w/ grate and rip-rap apron)	EACH	1	\$ 1,250.00	\$ 1,250.00

Description	Unit	Qty	Unit Price	Cost
15" FES (w/ grate and rip-rap apron)	EACH	0	\$ 1,700.00	\$ -
18" FES (w/grate and rip-rap apron)	EACH	1	\$ 1,900.00	\$ 1,900.00
24" FES (w/ grate and rip-rap apron)	EACH	2	\$ 2,250.00	\$ 4,500.00
30" FES (w/ grate and rip-rap apron)	EACH	1	\$ 2,750.00	\$ 2,750.00
36" FES (w/ grate and rip-rap apron)	EACH	4	\$ 2,800.00	\$ 11,200.00
6" PVC SDR 26 (rearyard)	LF	600	\$ 20.00	\$ 12,000.00
12" RCP	LF	5536	\$ 25.00	\$ 138,400.00
15" RCP	LF	818	\$ 27.50	\$ 22,495.00
18" RCP	LF	656	\$ 30.00	\$ 19,680.00
24" RCP	LF	2268	\$ 40.00	\$ 90,720.00
30" RCP	LF	677	\$ 45.00	\$ 30,465.00
36" RCP	LF	989	\$ 60.00	\$ 59,340.00
Sump Connections	EACH	44	\$ 200.00	\$ 8,800.00
Road Structural Backfill	LF	1200	\$ 18.00	\$ 21,600.00
Underdrain at Curb Structure	LF	5700	\$ 19.00	\$ 108,300.00
4'x5' RCBC w/ segmental wall sections	LF	140	\$ 650.00	\$ 91,000.00
5'x5' RCBC w/ segmental retaining wall ends	LF	110	\$ 750.00	\$ 82,500.00
Storm Sewer Subtotal				\$ 1,024,975.00
Roadway Improvements				
Aggregate Base Course - 10"	SY	21805	\$ 11.50	\$ 250,757.50
HMA Binder Course - 3"	SY	21805	\$ 9.75	\$ 212,598.75
HMA Surface Course - 1.5"	SY	21805	\$ 5.50	\$ 119,927.50
Tack Coat	LS	1	\$ 4,250.00	\$ 4,250.00
Geogrid	SY	21805	\$ 2.25	\$ 49,061.25
Concrete Curb - Rolled (18")	LF	13005	\$ 13.00	\$ 169,065.00
Concrete Curb - B6.12	LF	910	\$ 13.00	\$ 11,830.00
ADA Ramps/DWEs (Common)	EACH	11	\$ 500.00	\$ 5,500.00
PCC Sidewalk - 4" with Subbase	SF	8970	\$ 7.75	\$ 69,517.50
HMA Surface Course - 2" (Path to 142nd Pl))	SY	1925	\$ 13.00	\$ 25,025.00
Aggregate Base Course - 6" (Path to 142nd)	SY	2165	\$ 9.00	\$ 19,485.00
Split Rail Fence	LF	550	\$ 40.00	\$ 22,000.00
Street Lights	LS	21	\$ 5,000.00	\$ 105,000.00
Street Signs	EACH	55	\$ 150.00	\$ 8,250.00
Striping	LS	1	\$ 2,500.00	\$ 2,500.00
Roadway Improvements Subtotal				\$ 1,074,767.50
141st Avenue Roadway Improvements				
Mill Existing Pavement	SY	1620	\$ 3.00	\$ 4,860.00
Aggregate Base Course - 10"	SY	1400	\$ 11.50	\$ 16,100.00
HMA Binder Course - 3"	SY	1400	\$ 9.75	\$ 13,650.00
HMA Surface Course - 1.5"	SY	3020	\$ 5.50	\$ 16,610.00
Tack Coat	LS	1	\$ 1,500.00	\$ 1,500.00
Geogrid	SY	1400	\$ 2.25	\$ 3,150.00
Concrete Curb - B6.12	LF	1165	\$ 13.00	\$ 15,145.00
PCC Sidewalk - 4" with Subbase	SF	6100	\$ 7.75	\$ 47,275.00
ADA Ramps/DWEs (Common)	EACH	4	\$ 500.00	\$ 2,000.00
Striping	LS	1	\$ 1,000.00	\$ 1,000.00
Roadway Improvements Subtotal				\$ 121,290.00
Detention Pond Construction/Mass Ex./Misc.				
Topsoil striping and respread, clay excavation	LS	1	\$ 1,586,565.00	\$ 1,586,565.00
Subgrade prep, backfill curb, remove drain				

Description	Unit	Qty	Unit Price	Cost
tile, detention basin construction				
Soil Erosion Sediment Control	LS	1	\$ 109,000.00	\$ 109,000.00
Pond Aerators	EACH	4	\$ 5,000.00	\$ 20,000.00
Detention Basin/Mass Ex. Subtotal				\$ 1,715,565.00
Improvements				\$ 5,516,087.50
3% Inspection Fee				\$ 165,482.63
<i>(Already Installed/Inspected)</i>				\$ -
Remaining Improvements				\$ 5,516,087.50
Performance LOC (110%) =				\$ 6,067,696.25

Note: Italicized items have been inspected, as-built, and accepted.



September 27,2023

To: Cedar Lake Town Council
7408 Constitution Ave
Cedar Lake, IN 46303

From: Cedar Lake Board of Safety
Cedar Lake, IN 46303

RE: Approval to Hire – Fire Department

Dear Cedar Lake Town Council:

First and foremost, our commitment is to provide public safety to the citizens of Cedar Lake through the police and fire departments. We are aware of the current budget situations and hope it can be resolved. Our goals must be focused on moving the fire department in a forward position with adequate staffing. Hiring these young men and women, educating and mentoring them in the fire service, will provide continuing staffing for the future.

At the September 27,2023 Cedar Lake Board of Safety meeting, the Board discussed their support of the hiring to the Cedar Lake Fire Department the following:

Zachary Bailey-Part time Firefighter/Paramedic.

The Cedar Lake Board of Safety made motion and voted to send Favorable Recommendation to the Cedar Lake Town Council to approve allowing the Cedar Lake Fire Department to hire the above-named individual to those respective positions within the department.

Please consider this at your next Town Council meeting for approval. If you have any questions, please let me know.

Sincerely,



Lester Kaper, Vice Chairman



Chief, Todd Wilkening