

**TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA
MINUTES OF THE UTILITY BOARD**

July 20, 2021

**Public Meeting Advertised for 6:30 PM
Conducted at the Cedar Lake Town Hall
Pledge of Allegiance & Moment of Silence**



Roll Call:

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

NEW BUSINESS

1. Approval of Minutes – June 15, 2021

A motion to accept and waive the reading of the minutes was made by John Foreman with second by Colleen Schieben. Roll call vote: Carnahan – Yes, Foreman – Yes, Miller – Yes, Schieben – Yes, Sharpe – Yes, Niemeyer – Yes. Vote: 6 - 0.

2. Discussion: Comprehensive Master Plan Utility Study – NIES Engineering

Mr. Simstad stated this is an issue that he has been discussing with Mr. Eberly on mainly the westside. They have a good handle on improvements for the eastside. This includes both water and wastewater projects. He recommends on a staff level they work through determining the boundaries of the areas to be served and analyzed. This is for reasonable and expected development. Once the boundary determination is made, they'll be able to move forward at looking what capacity is available on the westside for sanitary sewer. They'll be able to make recommendations for improvements in coordination with the westside interceptor projects. Mr. Niemeyer asked if this would dive into the big picture details of the water utility. Mr. Simstad stated it does. Part of the capital improvement plan that was prepared for the IURC in 2020 lays out specific timeframes for operations and capital projects as well as upgrades. A lengthy discussion continued on production and storage capacity on the westside as well as accelerated project timelines.

It was stated by Mr. Simstad the study would be 50/50 wastewater utility and water utility. Mr. Austgen suggested they put some parameters together for scope and outline of the project. Mr. Simstad stated he would work with Rick and staff prior to the next meeting.

3. Discussion: Potential Adjustment to the Lake Dalecarlia Regional Wate District's Capital Billing Costs

Mr. Eberly stated after reviewing the McMahon Report from Lowell as well familiarizing himself with the Lake Dale billing, it seems we're billing based on a percentage of their use of the plant essentially. Which is approximately 3.7%. That 3.7% is multiplied against a few factors. One of which is the monthly expense from Lowell. Clerk-Treasurer Sandberg stated it is derived from the monthly billing from Lowell. She requested they take some time to analyze the billing history. She isn't as familiar with the history. She

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requested they work on this with Sue. Mr. Sharpe stated he briefly discussed with Sue and he agrees with Jennifer that it needs to be reviewed. A brief discussion continued.

4. Discussion: Lakeview Business Park Water Recapture Agreement

Mr. Eberly stated this is a recapture agreement for Lakeview Business Park also known as CLBD. This would be a potential recapture of the expense for them to extend the water main from the north side of 141st Avenue across from the middle school. It would go to the south east corner of their property. It is approximately 1500-1600 feet. They have to identify their costs of doing that. They need to identify benefited parcels along the way. It isn't ready for action today. Mr. Niemeyer stated this makes for some good policy development. A comprehensive approach to this is needed. That way it can be applied to future projects. He discussed governing policies for these sorts of relationships. A brief discussion continued on the proposed agreement.

5. Peerless Midwest Proposal – Testing of the Lighthouse Well Facility

Mr. Simstad stated Peerless Midwest installed the wells at the Paradise Cove Well Facility and they also performed the fracture trace analysis several years ago. He reached out to them and requested some testing to be performed on both wells. They have provided the proposal which will include testing and cleaning. This will provide an opportunity to determine what limitations or opportunities we'll have with the two wells and future projects. Mr. Austgen asked if it would be appropriate to ask Neil and his firm to consider a more extensive testing project for the east side as related to source and supply expansion. Mr. Simstad stated they have had that conversation. His understanding is the contractor has also been in contact with developers to the south. They are moving forward as they have a copy of the fracture trace analysis that was done in the past. Mr. Foreman asked if it should be part of the comprehensive plan. Mr. Simstad stated it could be. They could make the recommendation to have a proposal from the sub-contractor. *Multiple conversations overlapped.* Mr. Niemeyer asked are they going big enough with the tower. Mr. Simstad stated it really is can production fill the tower. Mr. Niemeyer asked if they could have the expanded production. Mr. Simstad stated that would be ideal. A lengthy discussion continued on production on the east side and taking that expanded look.

A motion to approve the Peerless Midwest Proposal for \$8,940 was made by John Foreman with second by Ralph Miller. Roll call vote: Carnahan – Yes, Foreman – Yes, Miller – Yes, Schieben – Yes, Sharpe – Yes, Niemeyer – Yes. Vote: 6 - 0.

6. Written Report

- a. Fund Report – Clerk-Treasurer Sandberg stated the cash and expenditure reports were previously emailed. She stated after catching up with Sue they have quite a few items to update.

7. Consultant(s) & Staff Report(s)

- a. Engineer - NIES
 - i. West Side Sanitary Interceptor Update – Project 1 will need to have the IDEM permit updated upon acquisition of easement parcels.
 - ii. West Side Sanitary Interceptor – Project 2 Update – The easements have been completed and delivered. They are proceeding with appraisals. Upon completion will move ahead with design.
 - iii. East Side Sanitary Sewer Inspection (ESSSI) Update - Coordinating with contractors for the recommended remedial measures. The intention is to have review with Dave and staff before the next meeting so as to be able

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to make a recommendation. If not ready for August will be ready in September for sure. Mr. Niemeyer asked about gathering data for the I&I on the east side. Mr. Simstad stated they are done gathering data on the interceptor. Public Works has provided that data. Item 3 is a result of that. There are additional items to be done relative to sump pump inspections, down spout inspections, and smoke testing. Mr. Niemeyer asked about a timeline to get that done. Mr. Simstad stated it is a staffing issue. A brief discussion continued about outsourcing some of the work to be done or to free up staff to get it done. Mr. Simstad discussed the possibility of taking some of the inspection duties done by staff and putting it on the Town engineer.

- iv. SSES Update – They are looking for additional videos to be provided. He understands that Public Works is working on it.
- v. Utopia Subdivision Water Main Replacement Design Engineering Update – That work is proceeding on a staff level.
- vi. Risk and Resilience – That has been validated. By years end there will be a recommendation for items to remediate.

Mr. Simstad asked for clarification. He is to coordinate with Peerless Midwest within the next month to address the issues they discussed. It was answered yes.

b. Director of Operations/Superintendent

- i. Operation & Maintenance Report - Mr. Kubiak stated they had previously talked about trying to find someone to help with the sump pump inspections but unfortunately it has fallen to the bottom of the list of things to be done. They just don't have the manpower. The sewer department has been working in the evenings as needed. A sewer man break occurred in South Shore Subdivision. It was approximately 15 feet deep. Mr. Oliphant went out and inspected it. Mr. Kubiak stated they are having trouble getting meter yokes. They are trying to move forward with development but this is proving an issue in regards to the billing. They can't charge more than the minimum rate. A brief discussion continued on the shortage and billing. Mr. Kubiak stated the water department has moved forward with a few small repairs on the well on Morse Street.

c. Town Attorney – No report.


- 8. **JMOB Report** – Waiting to find a date. Lowell asked for a date in August after the grants are announced. It is tentatively set for August 22, 2021.

PUBLIC COMMENT - None

ADJOURNMENT President Sharpe adjourned the meeting at approximately 7:15 PM.

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Richard Sharpe, President


Ralph Miller, Vice President


Robert H. Carnahan

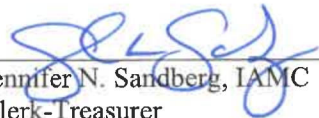

John Foreman

Julie Rivera


Randy Niemeyer

ATTEST:


Colleen Schieben


Jennifer N. Sandberg, IAMC
Clerk-Treasurer

The Minutes of the Cedar Lake Utility Board 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.