

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



January 18, 2022

**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	Ward 1	Present	Colleen Schieben	Ward 6
	Board Member			Board Member	
Present	John Foreman	Ward 2	Present	Richard Sharpe	Ward 7
	Board Member			Board President	
Present	Julie Rivera	Ward 3	Present	Jennifer N. Sandberg, IAMC	
	Board Member			Clerk-Treasurer	
Present	Ralph Miller	Ward 4	Present	Margaret Abernathy	
	Board Vice President			Administrative Asst.	
Present	Randell Niemeyer	Ward 5	Present	David Austgen	
	Board Member			Town Attorney	

**Present via Zoom.*

NEW BUSINESS

1. Bid Award – West Side Sanitary Interceptor Sewer

Mr. Simstad stated the bid tabulation was included in their packets. The bids were opened on January 14th. Three bids were received for the project. There was one addendum and all bidders submitted the required addendum. The engineer's estimate was \$3,762,800. The range of bids submitted was from \$3,894,850.45 to \$6,265,275.00. It was recommended to award the bid to the lowest, most responsive and responsible bidder. That is LGS Plumbing in the amount of \$3,894,850.45. Mr. Niemeyer discussed history with LGS Plumbing. He discussed notes made due to past difficulties. He stated they might need to review the record of the last project with LGS Plumbing. Mr. Simstad stated in the recent past there have been changes in ownership and management of LGS Plumbing. Based on recent experience, they have had minimal issues. Mr. Niemeyer voiced concerns due to the last project. He discussed multiple change orders and increased project costs.

A motion to award the bid to LGS Plumbing in the amount of \$3,894,850.45 was made by Ralph Miller with second by Julie Rivera. Mr. Niemeyer noted he is very concerned about the disparities in the bids. He's not sure how there can be that large of a gap. Mr. Simstad stated they've recently seen contractors that are incredibly busy or they have difficulties with staffing. You see increased costs. Four plan holders didn't bid. Conversations revealed that it was a question of capability and capacity to perform the work. Roll call vote: Carnahan – Yes, Foreman – Yes, Rivera – Yes, Niemeyer – No, Schieben – Yes, Miller – Yes, Sharpe – Yes. Vote: 6 - 1.

2. Lakeview Business Park Water Recapture Agreement

Mr. Austgen stated he is still working on this with Attorney Bower. A motion to defer was made by Randy Niemeyer with second by Julie Rivera. Roll call vote: Carnahan – Yes, Foreman – Yes, Rivera – Yes, Niemeyer – Yes, Schieben – Yes, Miller – Yes, Sharpe – Yes. Vote: 7 - 0.

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

3. Written Report

- a. Fund Report – Clerk Treasurer Sandberg stated she had nothing for them at this time. Today was her first day back in the office. Once she reviews entries and submits them in the system, she'll be able to send them updated and accurate reports.

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

a. Engineer - NIES

- i. West Side Sanitary Interceptor Update – This was discussed during Item 2.
- ii. West Side Sanitary Interceptor – Project 2 Update – Design is at 60% completion.
- iii. East Side Sanitary Sewer Inspection (ESSSI) Update – The work is proceeding with the manhole and lining project. Mr. Perez is performing inspection work with staff. They are coordinating with the contractors as necessary.
- iv. SSES Update – Data has been received by the utility department. They will be reviewing the data and coordinating.
- v. Utopia Subdivision Water Main Replacement Design Engineering Update – This is out to bid with the other projects. Those bids will be received on February 14th. Recommendations for award will be ready for the February 15th meeting.

b. Director of Operations/Superintendent

- i. Operation & Maintenance Report - Mr. Kubiak stated the utility department is meeting with Insituform. They are scheduling cleaning of the mains as necessary before the lining work begins. They are working on getting the mapping and other paperwork scanned into the system for ease of review. The crew is moving forward with the sump pump inspections. It slowed down a bit due to limited staff.

c. Town Attorney

- i. WSSSI Project – Mr. Austgen stated they are moving slowly through land acquisition. It is a high priority. Mr. Niemeyer stated he has been receiving inquiry from folks on the project. He wants to make sure it is shared that this is to enhance what they have already.
- ii. Water Rates – The water rate proceeding continues. They are working through the most recent discovery request. It appears they could be in an evidentiary hearing. Mr. Niemeyer stated they had a conference call today to discuss the bond issuance that is forthcoming. The possibility is there could be a need for consideration of cash investment outside the proceeds of the bond.

- 5. JMOB Report** – Mr. Sharpe stated they are working on scheduling a meeting in February.

PUBLIC COMMENT

Mr. Miller stated he received a call last week. It was a water problem call and he appreciated how quickly Tim was on it. Tim already knew what was going on and was working on a solution.

ADJOURNMENT President Sharpe adjourned the meeting at approximately 7:00 PM.

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

TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA UTILITY BOARD

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.