

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

February 15, 2022

**Public Meeting Advertised for 7:00 PM
Immediately Following the Town Council Public Meeting
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	Chris Salatas Town Manager	
Present	Randell Niemeyer Board Member	Ward 5	Present	David Austgen Town Attorney	

NEW BUSINESS

1. Approval of Minutes – November 16, 2021; December 21, 2021; and January 18, 2021

A motion to accept and waive the reading of the minutes was made by Randy Niemeyer with second by Colleen Schieben. A brief discussion occurred on having a contingency plan in place for minute dictation. Roll call vote: Carnahan – Yes, Foreman – Yes, Niemeyer – Yes, Schieben – Yes, Miller – Yes, Sharpe – Yes. Vote: 6 - 0.

2. Bid Award – East Side Transmission Water Main Project

Neil Simstad, NIES Engineering, reported the bid results for the East Side Transmission Water Main. Bids were opened for Items 2, 3, and 4, on February 14th. Four bids were received with a range of \$1,133,591.31 to \$1,253,972.78. Engineer's opinion of cost was \$1,105,394. All bidders submitted the required documents. There was one mathematical error in one of the bids. That was corrected for specification. That error and correction had no impact on the lowest bid or the order of the bids submitted. After post bid documents are submitted to the IFA and the SRF, the recommendation would be to award the bid to the lowest most responsive and responsible bidder, H&G Underground Utilities, in the amount of \$1,133,591.31. Mr. Niemeyer noted the amount is very close to the estimate. He's glad to see reasonable bids. A brief discussion occurred on the transmission main.

A motion to award the bid award to H&G Underground Utilities for the East Side Transmission Water Main Project as recommended contingent upon the execution of financing was made by Randy Niemeyer with second by Ralph Miller. Roll call vote: Carnahan – Yes, Foreman – Yes, Niemeyer – Yes, Schieben – Yes, Miller – Yes, Sharpe – Yes. Vote: 6 - 0.

3. Bid Award – East Side Water Utility Elevated Water Storage Tank

Mr. Simstad reported three bids were received for the East Side Water Utility Elevated Water Storage Tank. There was one addendum. Engineer's opinion of cost was \$1.71 million. That addendum was the SRF front end documentation. The range of bidders was \$1,863,000 to \$2,175,000. There were no errors in the bids and all bidders submitted the required documents. The lowest most responsive and responsible bidder was Caldwell

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Tanks in the amount of \$1,863,000. A brief discussion occurred on the water tank and next steps.

A motion to award the bid on the East Side Water Utility Elevated Water Storage Tank to Caldwell Tanks in the amount of \$1,863,000 as recommended and contingent upon financing was made by Randy Niemeyer with second by John Foreman. Roll call vote: Carnahan – Yes, Foreman – Yes, Niemeyer – Yes, Schieben – Yes, Miller – Yes, Sharpe – Yes. Vote: 6 - 0.

4. Bid Award – Utopia Subdivision Water Main Replacement Project

Mr. Simstad reported two bids were received for the Utopia Subdivision Water Main Replacement Project. The engineer's opinion of cost was \$2,816,383. The range of the bids was \$2,700,400 \$2,827,578. There was one mathematical error by Gatlin. That correction was made and had no impact on the difference. It was simply a product error on units. The recommendation is to award to the lowest most responsive and responsible bidder, Gatlin, in the amount of \$2,700,400. A brief discussion occurred on the project.

A motion to award the bid on the Utopia Subdivision Water Main Replacement Project to Gatlin in the amount of \$2,700,400 as recommended and contingent upon financing was made by Randy Niemeyer with second by Colleen Schieben. Roll call vote: Carnahan – Yes, Foreman – Yes, Niemeyer – Yes, Schieben – Yes, Miller – Yes, Sharpe – Yes. Vote: 6 - 0.

Mr. Simstad added they looked internally within their office and from 2018 to 2022 the average increase in water utility infrastructure has been a factor of two, cost wise. They've never seen anything like this. It's good the Town is getting these projects out to bid now. Project costs are in line with what they've seen for projects recently. Mr. Niemeyer discussed possible mark ups due to the available ARPA money. Mr. Simstad stated there has been a consistent trend up before the ARPA funds. A brief discussion continued.

5. Lakeview Business Park Water Recapture Agreement

Mr. Austgen stated he was close to have the agreement finished. He was working closely with the developer's attorney. A report will be given at the next meeting.

6. Written Report

- a. Fund Report – Clerk Treasurer Sandberg reported the cash and expenditure reports were sent out Friday.

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

- a. Engineer - NIES
 - i. West Side Sanitary Interceptor Update – The notice of award has been signed. Contracts have been returned. All documents are in order. They will proceed with a pre-construction meeting and the next coordination steps.
 - ii. West Side Sanitary Interceptor Project 2 Update – Mr. Simstad has been in coordination with Mr. Austgen's office regarding the acquisition of easements. They had some owners that had some questions. As of today, there is an additional easement. Design occurs as the acquisition proceeds.

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- iii. East Side Sanitary Sewer Inspection (ESSSI) Update – That is being coordinated with the sewer department. Tony and staff are taking care of this with the contractors.
- iv. SSES Update – Additional data is being compiled by Public Works.
- v. Utopia Subdivision Water Main Replacement Design Engineering Update – Previously reported this evening.
- b. Director of Operations/Superintendent
 - i. Operation & Maintenance Report – Mr. Kubiak stated Tony has been working with the crew who is cleaning the main for the relining project on Morse. They started the cleaning of the main. They are working with the contractors for the relining and the manhole rehabilitation to get the projects coordinated. Ortman is scheduled to do the Lighthouse well test next week. The new drive for Well B is still on backorder. The Suez representative is working on an updated cost for the water tank maintenance. They are still working on a solution for a new crane truck for the sewer department. A brief discussion continued on equipment needs and costs.
- c. Town Attorney
 - i. Water Rates – Mr. Austgen stated the evidentiary hearing is March 3rd on the water rate petition for the SDC. Staff and consultants will participate. They will report in the next few weeks. He suspects there will be some negotiation. There is an issue since the Town took position of the Lighthouse well property. The Town has never billed for water. The billing component was a part of the settlement. Sue Haase is working on an analysis of the billing. This is completely discretionary on the Council's part. They have the authority to waive and or correct to bring current the billing. A brief discussion occurred on the billing. Mr. Austgen reported that four of the parcels for the west side sewer project are accepted. He has four to go.

8. JMOB Report – Next meeting is scheduled for March 1, 2022.

PUBLIC COMMENT

Mr. Niemeyer said thank you to everyone who has served before and who is serving currently. He thanked everyone, including Public Works, who is helping to set up these projects and get them complete.

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.