

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

**April 19, 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	Chris Salatas	
	Board Vice President			Town Manager	
Present	Randell Niemeyer	Ward 5	Present	David Austgen	
	Board Member			Town Attorney	

**OLD BUSINESS**

**1. Ortman Proposal for Havenwood Well Field Improvements**

Mr. Salatas reported the item was on a previous agenda. There has been a change in scope of work. It includes an update in voltage at the Havenwood Well Field. This way all of the well fields are uniform. The quote from Ortman is for just under \$60,000. They were originally going to do one pump at Havenwood and one at Parrish but that would leave Havenwood with one pump only. It makes sense to do both at Havenwood now. Mr. Simstad added once the upgrades have been made, some additional upgrades at the Parrish facility can be performed. Those upgrades are pump, motor, and lining related. It gives a redundancy and the benefit of having higher voltage at that station.

A motion to approve the proposal in the amount \$59,950 was made by Colleen Schieben with second by Julie Rivera. Roll Call: Carnahan – Yes, Foreman – Yes, Rivera – Yes, Niemeyer – Yes, Schieben – Yes, Miller – Yes, Sharpe – Yes. Vote 7 - 0.

**2. All Services Proposal for Replacing the Generator at Robin's Nest Pump House**

Mr. Salatas reported the item was on a previous agenda. This is a Cummins Generator for Robin's Nest Pump House. That is in the amount of \$69,500. The goal is to make the generators in the community uniform as well. This way they can be moved around as needed.

A motion to approve the proposal in the amount of \$69,500 was made by Ralph Miller with second by Julie Rivera. Roll Call: Carnahan – Yes, Foreman – Yes, Rivera – Yes, Niemeyer – Yes, Schieben – Yes, Miller – Yes, Sharpe – Yes. Vote 7 - 0. Mr. Foreman asked Mr. Kubiak if they are able to utilize the old generator anywhere else. Mr. Kubiak stated it is shot. They usually have some other electric problem when it runs.

**3. Lakeview Business Park Water Recapture Agreement**

Mr. Austgen stated the law has changed a bit and they are reforming the agreement with the developer representatives. A motion to defer was made by Robert Carnahan with second by Ralph Miller. Roll Call: Carnahan – Yes, Foreman – Yes, Rivera – Yes, Niemeyer – Yes, Schieben – Yes, Miller – Yes, Sharpe – Yes. Vote 7 - 0.

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**NEW BUSINESS**

**1. Approval of Minutes – February 15, 2022 and March 15, 2022**

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

**2. Notice of Award –East Side Transmission Water Main**

Mr. Salatas stated this is the notice to award the project in the amount of \$1,133,591.31. This is for the East Side Transmission Main. H&G Underground won the bid. That is being paid out of the SRF money.

A motion to approve was made by Randy Niemeyer with second by John Foreman. Roll Call: Carnahan – Yes, Foreman – Yes, Rivera – Yes, Niemeyer – Yes, Schieben – Yes, Miller – Yes, Sharpe – Yes. Vote 7 - 0. Mr. Austgen asked if this is one of the capital improvement projects that will be complete with schedule and identification of costs. Mr. Sharpe agreed it was.

**3. Notice of Award –East Side Elevated Water Storage Tank**

Mr. Salatas stated this is the notice to award the project in the amount \$1,863,000. Caldwell Tanks won the bid. This is also to be paid out of the SRF money.

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

**4. Notice of Award –Utopia Subdivision Water Main Replacement Project**

Mr. Salatas stated the is the notice to award in the amount of \$2,700,400. This is for the Utopia Subdivision Water Main Replacement Project. Gatlin Plumbing & Heating won the bid. This will be paid from the American Rescue Plan monies.

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

**5. NIES Construction Engineering Services Proposal–West Side Sanitary Sewer Interceptor Project**

Mr. Simstad stated this proposal is for the construction engineering for the West Side Sanitary Sewer Interceptor Project 1. They had a pre-construction meeting last Thursday with the contractor LGS. They are proceeding with the items in the proposal. They proposal is an amount not to exceed 6.2% of the construction costs of the project or \$241,650.

A motion to accept was made by John Foreman with second by Ralph Miller. Roll Call: Carnahan – Yes, Foreman – Yes, Rivera – Yes, Niemeyer – Yes, Schieben – Yes, Miller – Yes, Sharpe – Yes. Vote 7 - 0. Mr. Niemeyer asked Mr. Simstad to keep an eye on LGS. He stated the history is not the greatest. Mr. Simstad stated they have had challenges in the past and there has been a change in ownership. Since that change, the issues they've seen in the past have not come back up. Mr. Foreman discussed the amazing amount of dollars they've just invested in infrastructure on behalf of the ratepayers. A brief discussion continued.

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**6. Additional Quotes for Manhole Project**

Mr. Salatas asked Mr. Sharpe to amend the agenda to include a quote from SpectraTech, United Rentals, and Serenity Environmental Services. He stated the Town had contracted with SpectraTech for rehabilitation on six manholes. The first two have been completed and the other four require some additional drop pipes and overflow bonnets. The work there from SpectraTech would be \$8,800. They also quoted for bypass at \$26,525. In talking with Tim and Neil, they believe they can do that portion in house. Clarification on bypass was asked. Mr. Salatas stated they have to bypass the sewer pipe so the gentlemen can do the work to rehabilitate the manholes. United Rentals and Serenity Environmental quotes would be for the vac trucks and holding tanks staff needs to do the bypass. United Rentals quoted \$3,460. Serenity Environmental quoted \$13,500 for the vac trucks.

A motion to amend the agenda and approve the presentation of the agenda item as presented by the Town Manager was made by Randy Niemeyer with second by Ralph Miller. Roll Call: Carnahan – Yes, Foreman – Yes, Rivera – Yes, Niemeyer – Yes, Schieben – Yes, Miller – Yes, Sharpe – Yes. Vote 7 - 0.

A motion to approve the projects and quotes as submitted and reported on by the Town Manager was made by Randy Niemeyer with second by Colleen Schieben. Roll Call: Carnahan – Yes, Foreman – Yes, Rivera – Yes, Niemeyer – Yes, Schieben – Yes, Miller – Yes, Sharpe – Yes. Vote 7 - 0. Mr. Salatas added the work comes with a twenty-year warranty.

**7. Written Report**

- a. Fund Report – Clerk Treasurer Sandberg stated the cash and expenditure reports were sent out last week. She will continue working with Chris and Sue on updated schedules for all of the ongoing capital projects.

**8. Consultant(s) & Staff Report(s)**

- a. Engineer – NIES Engineering, Neil Simstad
  - i. West Side Sanitary Interceptor Update – Project 1 is intended to begin in early May.
  - ii. West Side Sanitary Interceptor Project 2 Update – They are proceeding with the completion of design. They are coordinating with the health department on septic location issues. They've had a good response from them. They expect to stay on track. They will proceed with the completion of design and move forward with the IDEM permitting process. They anticipate bidding in the late fall.
  - iii. East Side Sanitary Sewer Inspection (ESSSI) Update – This is part of what Chris discussed in terms of manhole rehabilitation. Insituform will also proceed with the lining work. They hope to have that done in the next sixty to ninety days.
  - iv. SSES Update – They met with Tony and staff two weeks ago. They are adding additional meters. They have identified manholes for rehabilitation for the west side on the main and Lauerman interceptor. This will give additional de facto capacity through the elimination of inflow and infiltration.
- b. Director of Operations/Superintendent
  - i. Operation & Maintenance Report – No update.
- c. Town Attorney
  - i. Water Rates – Mr. Austgen reported the Town's system development charge rate proceeding is nearly concluded. They anticipate a ruling and

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an order between July 13<sup>th</sup> and August 1<sup>st</sup>. Once the order is in hand, they will have new tariffs to apply for system development charges.

- d. Town Council President – Mr. Niemeyer stated he met with the gentlemen from Telamon Corporation. He stated they specialize in solar power solutions. They discussed having them on lift stations. He stated they just did a project in Griffith. He discussed the possibility of doing something as they tackle more lift station projects. He discussed possibly long-term energy savings. He would like to get a dialogue started and see if there is an opportunity. A brief discussion continued.

**9. JMOB Report**

Mr. Salatas stated staff met this morning for the JMOB. They went over Lowell's proposal for the project at the wastewater treatment facility. They have a memo from their engineer. Tim and Neil participated in the meeting. About a year or so ago the two Town's committed to a project that was estimated at \$2 million dollars. They bid it out and it came back at just under \$3.1 million dollars. They went back to the table with the lowest bidder and did some eliminations to the project of approximately \$471,000. That dropped the price down to \$2,586,007. There is a map of the project at the end. He stated they originally were going to replacement the pipe and add a pump station at the beginning where the holding basin is. The pipe currently that moves the material from the holding basin to the headworks facility is only operating at 50% efficiency. When it was constructed clean out valves were not put in the pipe. There is no way to camera the pipe or to clean out if there is blockage identified. They have now removed the lift station from the project and will use the same line. They will also add three manholes in order to do clean out and video work. This will facilitate proper flow. At the headworks it goes down to an eight-inch pipe. They will eliminate that and move to a twelve-inch pipe. Mr. Simstad added they looked at a project through the engineering done by Wessler. It came back incredibly high. Working with their engineering they came through with some value engineering options. He believes the general consensus is the agreement is a reduction in the cost of the project and still providing the value. The request would be to understand both Town's would need to participate 50/50 as per the agreement. The additional cost of \$586,007 and the Town would be responsible for half as well. They will work to schedule a JMOB meeting in order for the JMOB to award the contract. Mr. Foreman asked about how many linear feet. Mr. Simstad stated he didn't have that information with him. He estimated a minimum of 1500. Mr. Niemeyer discussed the growth of both Cedar Lake and Lowell. Local legislators believe they can help the Town acquire the permits necessary for building their own plant. He stated it is very expensive and his question is with all the capital investment by the Town into the Lowell plant, is there any sort of redemption. Mr. Austgen stated there is nothing in the original agreement. If there is to be a consideration, they need to calculate the cost. They would likely need to pay the ongoing monthly operating related to the plant. Not the entire thing but the capital improvement component. Mr. Niemeyer stated he knows the numbers today look a little daunting but he wondered as the community continues to go and as they continue investing in infrastructure, would the money be better spent in their own piece of infrastructure. Discussion continued on the wastewater plant and the Town's investment over the years. Mr. Salatas stated they will work to schedule a JMOB meeting.

**PUBLIC COMMENT**

None

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

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Richard Sharpe, President

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Ralph Miller, Vice President

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Robert H. Carnahan

\_\_\_\_\_  
John Foreman

\_\_\_\_\_  
Julie Rivera

\_\_\_\_\_  
Randy Niemeyer

ATTEST:

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Colleen Schieben

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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.