

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

**June 20, 2023**

**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	John Foreman	At Large
	Board Member			Board Member	
Present	Julie Rivera	Ward 2	Present	Richard Sharpe	At Large
	Board Member			Board Vice-President	
Present	Nick Recupito	Ward 3	Present*	Jennifer N. Sandberg, IAMC, CMC, CPFIM	
	Board President			Clerk-Treasurer	
Present	Ralph Miller	Ward 4	Present	Chris Salatas	
	Board Member			Town Manager	
Present	Colleen Schieben	Ward 5	Present	David Austgen	
	Board Member			Town Attorney	

*\*Clerk-Treasurer Sandberg arrived at approximately 6:50PM.*

**NEW BUSINESS**

**1. Approval of Minutes – May 16, 2023**

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

**2. NIES Pay Request No. 6 for the East Side Utility Elevated Water Storage Tank Project payable to Caldwell Tanks, Inc., in the amount of \$74,250**

Mr. Simstad reported this is for the east side elevated tank. This is for the water utility on the east side that is segregated from the west side. The contract is 83% complete in terms of dollar amounts with this pay request in the amount of \$74,250. Mr. Carnahan asked what exactly they got for that money. Mr. Simstad stated the most recent pay request is for the painting and coating of the tank. Mr. Foreman asked about the timeline to being complete. Mr. Simstad stated they are projecting late September. Mr. Carnahan stated it was previously August. Mr. Simstad stated it is now September and they are moving on schedule. Mr. Foreman asked about the logo being placed. Mr. Simstad stated yes. It was inspected this week by staff to make sure it is facing the correct direction and is consistent with what is on the west side tower on Parrish. A brief discussion continued on the project. Mr. Carnahan asked if trees would be put in. Mr. Simstad stated that was discussed at a previous meeting. That is something Tim and Public Works were looking to do with the Parks Department at a future date. It is not part of the contract with Caldwell Tanks. Mr. Carnahan stated they told the people they would put trees around it. Mrs. Schieben stated they intend to but it will be through Parks and Public Works. Mr. Carnahan stated he does not want it to get lost in the shuffle. Mrs. Schieben stated she has brought it up multiple times. Mr. Salatas stated it would be the same with Utopia. They will offer trees back to the residents but it will be outside of the project.

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

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**3. NIES Pay Request No. 6 for the West Side Sanitary Sewer Interceptor Project 1 payable to LGS Plumbing, Inc., in the amount of \$132,542.82**

Mr. Simstad reported this is for the West Side Sanitary Sewer Interceptor Project 1, Pay Request 6. This is a sanitary project. In terms of length of completion, this is at 63%. The pay request is in the amount of \$132,542.82. Mr. Carnahan asked what did they do to request the money. Mr. Simstad stated the most recent pay request is two runs of sanitary sewer, including manholes, backfill, and purchases related to the sanitary sewer on the west side. Mr. Carnahan asked if the road is open. Mr. Simstad stated that is correct. Mr. Carnahan noted the road is in bad shape. Mr. Simstad stated he has been in contact with Dwayne Alverson, the County Highway Engineer, as well as the contractor, regarding the limits of what will be repaired as part of the project. Mr. Alverson is reviewing that and is happy with what is proposed to do for the final coat of asphalt for the area.

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

**4. Future Water Capacity Needs Planning Discussion**

Mr. Salatas reported last year they ordered a test well on what was formerly known as the Kretz Farm. They have since received back the hydrologists report on the test well. It came back very favorable. He stated they will continue exploring options on moving forward with that well. They will be working internally with Dave and the property owner. More information will be forthcoming. Mr. Carnahan asked whereabouts is the test well. Mr. Salatas stated on the north side of the property.

**5. Written Report**

- a. Fund Report – Mr. Salatas stated no update other than what she previously sent out.

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

- a. Engineer – Mr. Simstad stated project 1 was discussed earlier as for project 2, it is complete in terms of design. They will be moving forward with the permit for IDEM. They will coordinate with Dave's office on acquisition of property. Project 3 surveying and locates have begun. They are on task and on schedule for design completion. Mr. Simstad stated the elevated storage tank is proceeding. The other projects being completed by staff are ongoing. They are doing a great job upgrading the Havenwood and Parrish systems, including electrical and pump upgrades. Mr. Carnahan asked for a status update for the road by the clinic. Mr. Simstad stated they are proceeding. The repairs and restorations at the end of any project are always the most challenging. The infrastructure is the main portion that always seems to go quick. H&G is moving forward with the restoration for the asphalt and grass areas. Mr. Carnahan asked for the status of the water line. Mr. Simstad stated the water line is complete. They are moving forward with testing and then restoration to soon begin. Mr. Carnahan stated eventually it has to go to Lakeside. Mr. Simstad stated that will be performed by the developer and the group that is developing that. They are moving forward on permitting Lakeside II. That is directly south of Lakeside I and will ultimately connect with the proposed development for Lakeside South. That will ultimately come with a 12-inch water main to 141st at the southwest corner.

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- b. Director of Operations/Superintendent
    - i. Operation & Maintenance Report – Mr. Kubiak stated they did get the generator for Robin’s Nest and they are working on the retaining wall and poured a new drive to set it on. Hopefully, it will be up and running in the next week or so. Mr. Carnahan asked about the status of the Lift Station. Mr. Kubiak stated the lift station by Corky’s is complete. They are getting quotes for the one by the Boys and Girls Club. The couple of contractors they have spoken with cannot begin until August but they are working on moving forward.
  - c. Town Attorney – No report.
7. **JMOB Report** – Mr. Salatas stated he has a meeting scheduled with the Lowell Town Manager and their engineer on Thursday morning to go over agenda and scheduling of the actual meeting. Mr. Carnahan commented that the May Wastewater report shows Lowell’s numbers are higher than Cedar Lake’s. Mr. Foreman asked about the ordinance regarding water sprinkling. Mr. Salatas stated it would go into effect upon coordination with the Water Superintendent and himself as it is deemed necessary to sustain the system. They have not had any major issues yet with water supply. The big issue is largely when irrigation kicks on for the new subdivisions. They have had a fairly mild summer so far. Mr. Foreman voiced concerns with being in a drought. Mr. Salatas stated public works has made significant updates at the well sites that has increased capacity. A brief discussion continued.

**PUBLIC COMMENT**

Mary Joan Dickson, 8711 W. 132nd Place, stated at the December 12, 2023, meeting Mr. Niemeyer was presiding and Sue Haase was present. They were talking about the drainage fees, sewer fees, and water fees. It was mentioned the sewer rates have not been raised for a long time. Mrs. Dickson stated it was her understanding when they raised them, it was because they were going to build their own plant but that never became reality. With the water rates, it was mentioned they were under the Commission and it would cost half a million dollars to go back to them. Mrs. Dickson voiced her concern with the sewer. It was mentioned there was a plan in place and they needed to act on it. Also, a first quarter report was mentioned by Sue. She asked if that report was ready for review and if they were to use that report to create a capital and operating budget for 2023. She stated she was curious if they were looking at raising rates. She stated at a joint meeting, the amount of \$27 million was thrown out for the improvements needed at the sewer plant. She stated she was wondering where they are at as citizens. Mr. Salatas stated he would get back with Sue to discuss the status of that report. He stated he believes the last time the rates were increased was twenty something years ago. Mr. Carnahan stated that was 1998. Mr. Recupito asked if they are still waiting on that report from Sue. Mr. Salatas stated he would have to check as he is not aware of it off the top of his head. He would have to double check to see what exactly is being mentioned.

Randy Niemeyer, 13610 Ivy Street, asked if he could address Mrs. Dickson’s comments regarding the December 12, 2022, meeting. Mr. Niemeyer stated the main focal points of that presentation was geared towards looking at future capital needs. A lot of it storm water related. At the time of his departure, the storm water funds were depleting quite quickly. A lot of the funds were used for matching grants. Parrish Avenue was one of them as well as Highland Subdivision. That was more of the direction of the quarterly report. So that they could look at where the storm water funds are and looking at how they are going to utilize that type of infrastructure money to match and maximize the available grants. Mr. Niemeyer stated he came tonight to complain. He discussed the Utopia Water Main Project and stated he was pleased to see the fire hydrants around the neighborhood. He stated the restoration portion and the general oversight of the project leaves a lot to be desired. He stated the construction inspection part of the project has been

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severely lacking. There are a number of curbs that are not cut out for restoration. A lot of the concrete work has been done but there are curbs that have been completely smashed by excavators. There was some asphalt restoration going on today that will have to be cut out to replace smashed curbs. He discussed the landscaping and large swaths of open dirt being left open. He discussed the birds having eaten all the grass seed. No water was put on the seed unless the residents themselves spent the money to water it. He stated there is a lack of oversight. Mr. Niemeyer continued to voice concerns regarding the curb destruction and asked if there was an intention to repair those destroyed curbs. Mr. Simstad stated they have a punch list several pages long at this point and he would imagine by the time they get to the completion of the project; the punch list will extend and as they address those issues it will be removed. He stated there are quite a few items on the punch list being addressed. Mr. Niemeyer stated he sent them all an email with pictures.

Gayle Brannon 7014 W. 139th Place, asked about the \$4.3 million dollars that came out of the sewer fund for the dredging of the lake. She asked what fund that came out of. Ms. Sandberg stated that is Fund 633, what is called WWTP Special. It is where all of the capital is paid out of. Ms. Sandberg stated she has moved it to every six months. They analyze the operating fund to make sure they can meet their obligations and any excess is moved to the capital fund. Mrs. Brannon stated she was concerned since there was talk of raising the rates. She stated she knows Lake Dale pays Cedar Lake a pretty heavy price compared to what we pay for for sewer. She discussed Lake Dale having grey water they pay for. She stated there must have been a lot of money in that fund and she was wondering if that is the building fund for the new sewer, they will have to face in the next couple years. Ms. Sandberg stated she was not following Mrs. Brannon. Mrs. Brannon asked if that fund is the building fund for the sewer projects. Ms. Sandberg stated that fund is the fund that is utilized whenever there are capital needs down at the plant. Mr. Foreman stated the treatment plant in Lowell with the joint management oversight board is equal 50/50. It is shared by the Town. Over the years, they have dipped into the wastewater treatment plant fund. The reason some of it went towards the lake is because of the degradation to the lake. He stated the sewers did not get put in until the seventies and there was so much degradation done to the lake and that is essentially what killed the lake. He stated fixing the sewer on the west side, as with the west side sewer interceptor project, is going to alleviate some of the overuse of the pipes heading down to Lowell. Any projects with that are geared in and around the wastewater treatment plant fund. Mrs. Brannon asked about the project taking the pipe to the EQ Basin and if it is up to date for what has been done. Mr. Foreman briefly discussed the project phases. Mrs. Brannon asked about the estimation of the entire project. Mr. Simstad stated they intend on applying for the IDEM permits within the next couple of months. That will be a 2024 construction project. Project 3 will be a 2025 construction project. Mrs. Brannon asked if there was a balance in the fund for the capital improvements for sewer. Ms. Sandberg stated yes. She did not have the report with her but if she called tomorrow, they can get her the public record.

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

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Nick Recupito

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Richard Sharpe

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John C. Foreman

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Robert Carnahan

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Julie Rivera

\_\_\_\_\_  
Ralph Miller

ATTEST:

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Colleen Schieben

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Jennifer N. Sandberg, IAMC, CMC, CPFIM  
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.