

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

**September 19, 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 Board Member	Ward 1	Present	John Foreman Board Member	At Large
Present	Julie Rivera Board Member	Ward 2	Present	Richard Sharpe Board Vice-President	At Large
Present	Nick Recupito Board President	Ward 3	Present	Jennifer N. Sandberg, IAMC, CMC, CPFIM Clerk-Treasurer	
Present	Ralph Miller Board Member	Ward 4	Present	Chris Salatas Town Manager	
Present	Colleen Schieben Board Member	Ward 5	Absent	David Austgen Town Attorney	

**NEW BUSINESS**

**1. Approval of Minutes – August 15, 2023**

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

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

Mr. Salatas report on an item coming up on the Town Council agenda. It will be for the acknowledgment and acceptance of an access agreement for a potential well site. It is on the northwest corner of the Howkinson Farm. He stated they would like to drill a test well. They will see a proposal or quote on the next Utility Board agenda for the local well driller and hydrologist to oversee the test drilling. He stated that is contingent on approval of the access agreement. Mr. Salatas stated the \$650,000 from Lake County for east side water development was receipted in last Monday. Those funds are now available. Meetings have occurred with the water staff and Operations Director related to planning the use of the funds. Mr. Carnahan asked where the money came from. Mr. Salatas stated he believed it to be the County General Fund, not ARPA funds. A brief discussion occurred. Mr. Recupito discussed an assessment from Mr. Simstad regarding water utility capacity of the east side. He asked Mr. Simstad for a review on the east side water utility as well as wastewater treatment plant capacity. Mr. Simstad reported the east side water utility as capacity currently exists, under full development, they could add an additional 378 units. To permit immediately, that would be 91 units. That is based off of math that IDEM uses, peak capacity versus average daily capacity. They have additional units available on the east side but they also have projects in progress on the east side to add additional capacity. The recently acquired WPM/Paradise Cove facility and the additional capacity that is being expanded through the test wells that Peerless is working on at Brunt Farm. That would add additional capacity and give water connections in the neighborhood of between 500 and 2,100 units, depending on how the units are brought in over time. Mr. Recupito stated the IDEM permitting process was quite interesting in regards to flow and capacity. Mr. Simstad stated IDEM requires .87 gallons per minute per day per unit. That works out to approximately 1,252 gallons per day. What is actually used and consumed by the resident is between 270 and 300 gallons per day. While you are required to permit at the 1,252 unit in terms of what they look at for capacity, as those units come online, the usage is generally around 300 gallons a day per unit. Those

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numbers are actually increasing in terms of the number of units that you can permit. That is due to the fact that you are actually using less than what is required as well as the addition of the elevated tower on the east side and proposed additional storage facilities on both the east side and west side. That is part of the capital improvement plan that was submitted to the IURC in 2020. That will mitigate and normalize the flows that are pumping into the storage facilities from the wells. This is so they can fill the towers during the evening. It does not change the rated capacity but allows to provide for peak hour and fire protection. That is the most critical thing in looking at the future. Mr. Recupito asked Mr. Simstad to elaborate on the wastewater treatment plant. Mr. Simstad reported the flows have actually gone down reasonable from 2008 to 2023 of what they track since the MRO's have been analyzed. That has been confirmed with Wessler. Wessler is the JMOB engineer. As you are adding more additional capacity, it is a tighter system, vacuum tested on the manholes, pressure tested on the sewers, your capacity has increased. In some instances, during wet weather there have been increases in the flows. But between the two equalization basins at Cedar Lake at the flume facility as well as upgrades being done at the Lowell plant, you have the maximum capacity available to be increased. Wessler is working on a plan for not only the flow but the biological content and what they believe to be upcoming IDEM requirements for nitrogen in addition to the phosphorus that was dealt with in 2019. This is so the capacity can be increased from four million gallons per day to six million and then an option for ten million. That is for the two communities that collaborate with the JMOB to move forward on that expansion. Mr. Recupito asked about the most recent task order from Wessler and if there was a timeframe. Mr. Simstad stated he did not. He was supposed to have a teleconference last week but John had another obligation. He knows they are moving forward and the Town has provided data to them. A brief discussion continued on planning. Mr. Recupito stated he believed the number of units available for each community of Lowell and Cedar Lake at the plant was 2,900. Mr. Simstad stated that is being reviewed by Wessler based on our assessment done of the prior engineer contracted with through the JMOB. At that time, it was 1,900 but there has been reduction in flow since that time. That is due to improvements on the east side interceptor as well as what Tony and his staff are looking to mirror on the west side similar to what has been done on the east side to reduce inflow and infiltration (I&I). They saw peak flows on the east side go from two million gallons a day peak to one million. That does not affect the daily flow but those peak flows that contribute to the I&I has been reduced by 50%. Mr. Recupito discussed the east side water capacity numbers. He discussed clarification regarding the figure of 91. He stated they have the immediate capacity for 91 homes on the east side water utility currently without any improvements. Mr. Simstad stated if they permitted those immediately, yes. He stated what they always recommend is to permit those in a block fashion. Discussion continued on usage and capacity. Mr. Recupito reiterated there is current capacity at the wastewater treatment plant and east side water utility for current residents. Mr. Simstad responded yes. Mr. Recupito stated it has been a topic of discussion in public comment as well as around Town. He requested the record accurately reflect the numbers discussed. Ms. Sandberg stated absolutely. Mr. Foreman asked about the land swap at 153<sup>rd</sup> and Parrish. He discussed the number of taps available for that parcel. He asked what the limitation was. Mr. Simstad stated that flow all contributes to Lift Station #11. They looked at what they could accept as part of that with the anticipation of the west side interceptor project 1, project 2, and ultimately project 3 and what they could immediately tie into. The understanding was all of those areas that are unincorporated currently and some additional areas including the Rose Garden lift station and Lift Station #11, would ultimately be brought off of the Lauerman interceptor and into the gravity interceptor as part of the west side interceptor to take the load off that station hydraulically. That would allow that to work by gravity and save the Town money as well as provide additional

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capacity in the Lauerman interceptor to Lift Station #1. Mr. Carnahan discussed the water capacity numbers on the east side. He asked if the 91 housing units goes into the 200 already approved for Lakeside. Mr. Simstad stated what has already been approved is the 54 for Lakeside I and he did not recall the amount for Lakeside II. Mr. Carnahan stated that would be 146. Mr. Simstad clarified to buildout the entirety of Lakeside II. Mr. Carnahan stated that was right. Mr. Simstad stated if those were built and permitted in block fashion, then yes. Mr. Carnahan asked if they had the capacity for water. Mr. Simstad stated yes.

**3. Written Report**

- a. Fund Report** - Clerk Treasurer Sandberg reported the cash and expenditure reports were emailed out last week. She stated she had nothing new to report at this time as they were still going through the State Board of Accounts audit. A brief discussion continued.

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

**a. Engineer - NIES**

- i. Sanitary Update** – Mr. Simstad reported he has been working with Chris and the contractor for the West Side Sanitary Sewer Interceptor Project 1. CSX has delayed the completion of that project along 159<sup>th</sup> to continue to Cline Avenue. He stated that is because they do not have the staff available for railroad inspections. LGS Plumbing has been working with them to attempt to get the inspection complete so they can get the bore and jack under the CSX track. Design is complete for project 2. They are coordinating with staff and legal for the remainder of the easements. Survey is done for project 3 and design is completing. They are looking at additional considerations for alternate routing.

Mrs. Rivera asked Mr. Simstad about capacity once Paradise Cove is connected to the water tower. Mr. Simstad stated once Paradise Cove upgrades are completed, they still have one piece left. That is from Lakeside II through Lakeside South to 141<sup>st</sup> Avenue, where the east side transmission main was completed. Once that is done, all three of those together will allow the additional 505 to be immediately permitted or 2,106 if they are blocked. Once you bring in the additional capacity of Brunt Farm, which is projected by Peerless to be 1,000 gallons per minute pumps and a well site, you could add additional capacity above and beyond that. Discussion continued on capacity, expansion, and future planning.

**b. Director of Operations/Superintendent**

**Operation & Maintenance Report** – Mr. Kubiak reported on events over the last month. He discussed a low-pressure issue on the west side due to a newer breaker issue. He stated the biggest well pump was out for the night. When the sprinklers and everything else turned on in the morning, they dropped pressure which caused the boil advisory. Within the hour, pressure came back up and they changed the breaker. Everything was back to operating well. Lift Station #1 had a high wet level alarm. The generator did not start due to an oil maintenance issue. Luckily, a resident alerted him to the issue. They were able to get everything functioning before there were any issues. Discussion continued on the lift station issue as well as standard operating procedure moving forward.

**c. Town Attorney – No report.**

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Mr. Salatas stated the County Councilman reached out and clarified that it was ARPA money. Mr. Carnahan repeated that the \$650,000 from Lake County was not from their General Fund but ARPA.

- 5. JMOB Report** – Still working on scheduling one more meeting for the year. It will be held at Lowell Town Hall.

**PUBLIC COMMENT**

Chuck Becker, 6100 W. 136<sup>th</sup> Place, asked when the water tower would be coming on. He thought it was supposed to be the end of September. Mr. Simstad stated it was. The contractor had some issues with staffing and subcontractors. They will be back out tomorrow to continue work. He imagines they will be done by the end of October based on the current schedule.

Deborah Burnett, 13466 Drummond Street, asked where they were at with Gatlin and taking care of the issues in their neighborhood. She stated no one from Gatlin has been out. She stated they are still picking glass and metal shards out of their yard. She stated it was unacceptable. Mr. Recupito stated they had instructed Mr. Austgen to send a letter to Gatlin Plumbing and Mr. Murphy stating they were in breach of contract. He stated the letter was sent out and they had one week to respond to the letter. Mr. Recupito stated he spoke with Dave and he had not received a response. He asked Mr. Salatas if he received anything. He stated no. In talking with Dave, their attorneys at Tauber Law did reach out to Dave but no official communication as far as a written response. Mr. Recupito asked Mr. Salatas to get in touch with Dave first thing tomorrow to figure out the next steps. Mrs. Burnett stated they were out and did break up the road and poured concrete around the mains in the street. She stated they have not taken care of their yard or other resident yards. Mr. Recupito stated it is unacceptable. Mr. Simstad stated he has been in communication with them and the concrete work around the valves was part of the project. They still have additional punch list items and they are numerous. He stated he talked with the contractor this week and they have hired a landscaper and they are coordinating with them to get the last of the restoration. Once that is done, they can do the final inspection with staff to make sure everyone is on the same page regarding completion and making sure they get coverage as required. He stated with the rain this weekend, they were unable to complete that work but they do intend on completing it in the next month. Mr. Foreman asked Mr. Simstad to make sure that Deborah and her neighbors affected by the bad fill had it dug out and removed. He stated no one should have debris in their yard. Mr. Simstad responded in the affirmative. Mr. Recupito discussed the seeding in the neighborhood. He stated that must be corrected. Mrs. Burnett stated there were some that did not have any seed put down. Discussion continued on the project concerns.

Rob Burnett, 13466 Drummond Street, shared some more of the dirt placed in his yard. He voiced concerns with the debris placed in his yard. He stated he contacted an attorney himself. He stated he has thrown most of the dirt away. He stated Gatlin has not come around. He continued to voice concerns. Mr. Recupito stated he would update him as soon as he gets one. A brief discussion continued.

**ADJOURNMENT** President Recupito adjourned the meeting at approximately 7:06 PM.

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Nick Recupito

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Richard Sharpe

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John C. Foreman

\_\_\_\_\_  
Robert Carnahan

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Julie Rivera

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

ATTEST:

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Colleen Schieben

\_\_\_\_\_  
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.
- (5) Any additional information required under section 3.5 or 3.6 of this chapter or any other statute that authorizes a governing body to conduct a meeting using an electronic means of communication.