

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



**March 19, 2024**

**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	Mary Joan Dickson	At-Large
	Board Member			Board Member	
Present	Julie Rivera	Ward 2	Present	Richard Thiel	At-Large
	Board Member			Board Vice-President	
Present	Nick Recupito	Ward 3	Absent*	Jennifer N. Sandberg, IAMC, CMC, CPFIM	
	Board President			Clerk-Treasurer	
Present	Chuck Becker	Ward 4	Present	Jeff Bunge	
	Board Member			Town Manager	
Present	Greg Parker	Ward 5	Present	David Austgen	
	Board Member			Town Attorney	

*\*Sarah Ely was present to conduct roll call.*

**NEW BUSINESS**

**1. Approval of Minutes – November 21, 2023 and February 20, 2024**

A motion to accept and waive the reading of the minutes was made by Greg Parker with second by Chuck Becker. Roll Call: Carnahan – Yes, Rivera – Yes, Becker – Yes, Parker – Yes, Dickson – Yes, Thiel – Yes, Recupito – Yes. Vote 7 - 0.

**2. NIES Pay Request No. 4, Final Pay Request for the East Side Water Transmission Main Project payable to H&G Underground Utilities, Inc., in the amount of \$126,943.28**

Mr. Simstad stated this is the final pay request for H&G for the East Side Transmission Main. The punch list items remain and they are committed to completing them. The performance bond is in place throughout the entirety of the one-year guarantee period. Mr. Carnahan asked about the fire hydrant assembly in the amount of \$100,506.96. He questioned the amount. Mr. Simstad explained that is for the entirety of the eleven items. Mr. Becker stated this is the one with no water. Mr. Simstad stated that is correct. It is a water main that is proposed for the future once Lakeside, Lakeside 2, and Lakeside South extend down to 141<sup>st</sup> and the improvements are made at the Paradise Cove facility. Then that line will be energized and connect to the Robin’s Nest system from that area to the WPM facility and then ultimately further north and south being proposed. Mr. Becker asked what happens if there is a leak five months or eight months from now. He asked if it would still be under warranty. Mr. Simstad stated it would be guaranteed through the entirety of the one-year period. He stated they did a pressure test on it at 150 psi and it held with zero leakage. Mr. Carnahan asked but now it is empty. Mr. Simstad stated it is full and pressurized. Mr. Carnahan asked about the water line from the Lighthouse well through the pipes. Mr. Simstad said yes, it was pressurized, tested, and is still full right now. It cannot be used until those two items are connected. Mr. Carnahan asked if the water tower was operating. Mr. Simstad stated it is operable it is not currently operating. There are improvements being made to the Robin’s Nest system not only with pumping but controls. The tower has been tested, approved, and is able to be operated once those controls are completed. Mr. Carnahan asked him if he had an idea when that might be. Mr. Simstad stated that is not a project he is working on but he has been coordinating with the Director of Operations and those projects are proceeding. Mrs. Dickson asked about the one-year guarantee and from what date that begins. Mr. Simstad stated he

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believes that guarantee date was October of 2023. It will go through October of 2024. He has confirmed with the bond company that the performance bond is in place.

A motion to approve the pay request was made by Chuck Becker with second by Richard Thiel. Roll Call: Carnahan – Yes, Rivera – Yes, Becker – Yes, Parker – Yes, Dickson – Yes, Thiel – Yes, Recupito – Yes. Vote 7 - 0.

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

Mr. Recupito reported they are evaluating both the west side and east side water utility. They have come to find out there are many challenges. He stated they have Neil that has been tasked with a west side report which was shared with them. He asked Mr. Simstad to give a synopsis of where they are at and what their needs are on the west side. Mr. Simstad stated on the west side, the limitations are during drought periods and during periods where they have between 80 and 100 homes being build during June, July, and August with all brand-new sodded lawns. All of them irrigating not quite but close to 24 hours a day to establish those lawns. During normal water usage those peaking factors are between 2.1 and 2.3 times so the normal usage during this period of time and the fall, are highly manageable by the system. Usage is approximately 25% of the capacity on the west side between the four wells at Havenwood and Parrish Avenue. The limitations are strictly related to irrigation and new homes being built during the periods of 2022 and 2023. Mr. Recupito asked for a solution to improve the west side situation. Mr. Simstad stated the highest and best use of their dollars would be additional production capacity. Mr. Recupito asked if that was storage. Mr. Simstad stated no, that would be wells, a hydropneumatic tank, and disinfection system. Mr. Simstad stated the storage does play a part into the capacity but it is limited because an elevated tank works for providing fire protection and providing for system pressure. Within a million-gallon storage tank, for example, the elevation change between high water, normal water, and low water level could be up to 25 feet of elevation or about 10 to 12 psi. The way IDEM rates the system is strictly based on production capacity. He stated what they are doing with the fracture trace analysis performed by Peerless Midwest in the past and what Ortman is doing going forward, that is highly recommended and they are moving in the right direction. Mr. Carnahan stated he has had somebody tell him they need two, half million-gallon water towers in two different locations on the west side. Mr. Simstad asked if that was a question or a statement. Mr. Carnahan stated that is what he heard and asked if it was true. Mr. Simstad stated his recommendation, which was reiterated in the 2020 PER (preliminary engineering report) which was sent to the Indiana Finance Authority and SRF, was for a ground storage tank with high service pumps. He stated you can modulate the elevation within that tank and ultimately the volume to determine what the best way to turn the water over is. He stated having additional capacity of storage versus having additional capacity of production, you are well advised to have production capacity in excess rather than storage capacity. He stated if during the normal flows or the low flow periods, like they are experiencing now, if you cannot turn the water over you will have issues with chlorine residuals that you cannot meet. He stated he would not advise having two additional storage tanks on the west side. Mrs. Rivera asked to clarify. She stated they have four wells that are operating at 25%. She asked for March and if they are using one well. Mr. Simstad stated they are using one well right now. She asked how many months out of the year that occurs. Mr. Simstad stated it is probably between six to seven months out of the year. No one can predict what will happen this next year with a lower number of occupancies and brand new green sodded yards. He stated the expectation would be that demand and the peak hour on the system would be lower as those yards are established. Mrs. Rivera discussed 18 to 100 homes with sod and a drought in 2022 and 2023. Mr. Simstad stated both in 2022 and 2023, the drought data showed that every one

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of the peak days occurred within the drought period and coincided with when the occupancies were issued on the west side for those new homes. Mr. Recupito stated he had a discussion with the Director of Operations when they started to find out they were having some issues especially during the drought times of irrigation. He stated they are under a moratorium but he thinks it would be wise that they ought to plan appropriately and have the permits issued in a more controlled fashion. He stated it overwhelms on more than one level, not just water. It was mentioned they could control permitting and occupancy a little better. On the east side, he mentioned the transmission line and the eventual connection between it and north into Lakeside. He stated Ms. Abernathy mentioned the developer is maybe supposed to have that line put in this year to make the connection. Mr. Parker stated that was the discussion they had with them in the last meeting. Ms. Abernathy stated they are coming forward with a preliminary plat in April for the Plan Commission for the south side. That is included in part of their plan. She stated that has been circulated to all engineers, public works, and town staff for comment and review. Mr. Becker asked Chief Wilkening about the fire hydrants on both the west and east sides. He asked if there was low pressure now. Chief Wilkening stated it depends on how many hydrants they are using. He stated they can pull the system down pretty quickly depending on how big the fire. He stated they have not had a fire to test it in a while. He stated he agreed with Neil on ground level storage over elevated storage. He stated typically they have to get public works to kick in the other pumps to help supply the fire system. Mr. Becker recalled a fire in Robin's Nest and there was no water coming out of the hydrants. Chief Wilkening stated Robin's Nest was not even rated at the time to fight fires. Mr. Carnahan asked if it is now. Chief Wilkening stated yes it was basically a flush system. It is rated now especially when the water tower is online.

**4. Written Report**

- a. Fund Report – Mr. Recupito stated the fund report was in their packet. He asked Ms. Ely if she had anything. Ms. Ely stated any questions for Jen, she will be back in the office on Friday.

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

- a. Engineer – NIES – Mr. Simstad reported on the sanitary upgrades. The west side sanitary sewer interceptor project 1 is substantially complete. There are punch list items and a performance bond in place. They are working with LGS Plumbing to complete those items. He stated they have two maps and cost estimates for project two and project three for continuation of the west side interceptor and the cost associated with those and the routing that has been proposed. Mr. Carnahan stated for the west side sanitary sewer project 2, the total project cost is \$3,491,532.46. For project 3, the total project cost is \$3,338,360. Project 3 route, 3B, is an additional \$1,009,880. Mr. Carnahan asked if that was the total amount they have to come up with to finish those projects. Mr. Simstad stated that would get them to 151<sup>st</sup> and Parrish. Mr. Recupito stated in the past they had discussion as a Council regarding the need for the west side sanitary sewer interceptor. It had been mentioned before that this would alleviate pressure on the Lauerman interceptor. Mr. Simstad stated it would. The extension would go up along the west side of Lynnsway and intercept the Rose Garden Estates lift station #11. That services the area of Lynnsway subdivision and the proposed development at the southwest corner of 141<sup>st</sup> and Parrish. It would also provide additional capacity for future expansions. Mr. Recupito stated he believes they had a sewer surcharge along Lauerman Street. He stated it has happened a lot in the past. Mr. Parker stated it has. Mr. Simstad stated there was a very large storm a few weeks ago that was two and a half inches over an eight-hour period. He stated that is

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somewhat rare. There have been surcharges and sanitary sewer overflows on that line during those types of storms. He stated a lot of those are related to cross connections rather than the actual sewer flow from a resident flushing their toilet or running their shower. Mr. Carnahan stated he has been told they do not have money to cover the rest of the west side. Mr. Parker stated that is true. Mr. Carnahan stated this is about \$8 or \$9 million dollars. Mr. Recupito stated as far as phase two, the easements have been acquired and Neil is looking for direction from Council as far as proceeding. Mr. Simstad stated as they see fee. They have been working with Dave and his staff. They have acquired all of the easements that are necessary to build a project and they have those in place.

b. Director of Operations/Superintendent

- i. Operation & Maintenance Report – Mr. Bunge reported he spoke to Mr. Kuiper and he sent information on the Robin’s Nest pumps. They were air blasted and the hope was drawing capacity could be enhanced. The numbers from Mr. Kuiper were based on the two pumps, both were topping out at roughly 200 GPM before cleansing. Post cleansing, well 4 is estimated to easily be producing over 500 GPM with minimal draw down and excellent recovery. Well 3, post cleaning, is estimated at over 300 GPM with the same minimal draw down and recovery. Mr. Bunge stated that was pretty promising news for water capacity at that facility.

c. Town Attorney – No report.

6. **JMOB Report** – Mr. Thiel stated the only update he has is that he has tried to reach out multiple times and has not received a response. He stated Jeff has not received a response as well. Mr. Bunge stated only from the one initial outreach by email about a month ago. He stated he tried to call once. He was going to try and call today but it kind of got away from him. He stated he will continue to try and make contact. Mr. Carnahan reiterated that Rich has made several attempts to have another JMOB and they are not responding. Mr. Thiel stated that is correct. He did send another email out to the main engineer at Wessler asking for the engineering report for Task Order 15. He stated he received a response right away after several weeks of no response, that he would get it soon. He stated he asked some other questions in regards to the 2023 expense report to the Clerk-Treasurer at Lowell. He stated he has not received a response. He stated he spoke to Sue Haase today briefly as far as what their possible next steps are moving forward. Mr. Recupito stated they would be hosting the next meeting here in the Chambers.

**PUBLIC COMMENT**

None

**ADJOURNMENT** President Recupito adjourned the meeting at approximately 6:54 PM.

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Robert Carnahan, Ward 1

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Julie Rivera, Ward 2

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Nick Recupito, Ward 3

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Chuck Becker, Ward 4

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Greg Parker, Ward 5

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Mary Joan Dickson, At-Large

ATTEST:

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Richard C Thiel Jr., At-Large

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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.
- (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.