

LAPORTE COUNTY REGIONAL SEWER DISTRICT MEETING

Zoom Meeting

March 18th, 2021

9:00 a.m.

Time and Place:

The March 2021 LaPorte County Regional Sewer & Water District meeting was held on March 18th, 2021 by Zoom meeting.

Attendees:

Meeting was called to order at 9:00 a.m. by Mitch Bishop, those in attendance by Zoom were John Carr, Marcella Kunstek, Mark Danielson, Dalia Zygas, and Jerry Jackson. Not present was Amanda Lahners.

Approval of Minutes:

Marcella Kunstek made the motion to accept the minutes from the February 18, 2021. Jerry Jackson seconded the motion, and all were in favor.

Public Comments:

Mitch Bishop opened the public comments. He also made a statement to state your name, address and if they like their email and phone number and you will have 3 minutes to speak.

Mario Rosa – 425 E, Rolling Prairie, #402-7209, Email: mariorosa@hotmail.com. He stated he is voicing his concern for himself and his neighbors on 425 E regarding the Phase II project - specifically for himself that was never notified. Only one of his neighbors that he knows of received information. He has requested thru FOIA information about the project – has not received it yet. Concerned regarding financial burden. Says received first notice December 17, 2020 indicating would receive a packet and he got that about a month later. Was asked to draw where septic was located on a map. Was told by Mr. Bishop that notification was sent out via certified mail and it was not because he knows what certified mail is because he sent it to the commissioners this past week and has the receipts. He would like some clarification and would like to ask not to be forced to tap in. Told there are possible leaks – never had anyone inspect from Health Dept. Mr. Rozinski at the meeting last week it was for the greater good because some businesses were going to be saved. I would like to know which businesses were going to go out of business because the sewer system was not working properly. He thinks board did not do their due diligence in making decisions on this project.

Mitch Bishop spoke up and indicated that he believed that Mario submitted a FOIA, and the board was diligently working on gathering the information to his questions and that he believes that most of his questions will be answered when the information is finished being gathered.

Michael Streiter - 4848 North 425 E, Rolling Prairie, IN, email: m.streiter@yahoo.com. Phone #219-379-4682. I am also speaking on behalf of my father at 4833 425 and as far as he knows all his neighbors. I have also done a FOIA request and awaiting information and the studies

done. I was part of the Phase I meetings and at those meetings the plans did not go out past Ludlow. He does not know of the notifications sent out – if they were sent out. Did they include the fact that they would be required to tie-in. Also, he does not know where any of the stuff comes from for the minimum requirement of the septic to be functioning. Any clarification on a leaking septic, he thought they were supposed to leach into the ground. There is a lot of uncertainty with people – and a lot of these decisions seem to be made before the members are in now. Why is it a mandatory thing now and not optional? Mario's home may be considered a smaller lot, but it is backed up to a corn field, so it is not like we are on top of each other like some of the folks are in town. I also know that Mario asked on March 8th that a meeting be held with the residents on 425 E so that we could have more than 3 minutes – I do not think a few hours of the board's time is much to ask as a resident here. Along with that, what is the cost for the extension of just the 425 E for the people do not want it and really haven't been shown we need it? Finally, I am still curious about permit, connection cost, material, and procedure list as well. 3-minute time limit was indicated, and Mr. Streiter asked one last questions – Could you please update your County website with the current members on the board now, correct time and Zoom information.

Mitch Bishop indicated that the Board was creating a website now.

John – Hudson Lake – Was unable to speak because his microphone was not working.

Public comments were closed.

Reports - Finance Staff:

1.) Claims - \$18,226.47

Steve Carter, the Board's accountant, presented claims in the amount of \$18,226.47.

Jerry Jackson made the motion to approve the claims in the amount of \$18,226.47. Mark Danielson seconded the motion, and all were in favor.

1.) Financial Report

A.) Horizon Bank Checking-Rolling Prairie Account - had a beginning balance of \$31,924.11 as of February 1, 2021.

1. Deposits 3,550.03

2. Interest Paid \$.25

3. Disbursements: \$2,172.82 in Operation Expenses

B.) Horizon Bank Checking had an ending balance of \$33,301.57 as of February 28, 2021.

2.) Toll Road

A.) Beginning balance \$74,359.70 as of February 1, 2021.

1. Deposits \$28,488.00

2. Interest Paid: \$.63

3. Disbursements: \$18,449.14

B.) Account Ending balance as of February 28, 2021 is \$84,399.19.

3.) Hoosier Fund:

- A.) Beginning balance \$250,274.21 as of February 1, 2021.
1. Interest Paid: \$57.64
B.) Hoosier Fund ending balance as of February 28, 2021 is \$250,331.85.
4.) Claims

Reports:

Astbury:

Chris Vogeler indicated no new reports since last meeting.

- WWTP – Astbury removed the desks – only one left to take out. Need to get chairs and tables for meetings. Cleaning supplies and Covid masks, etc.
- Discussion regarding items and purchases for building needed to prepare for future meetings.

Mark Danielson made the motion for board members or Jennifer to make purchases for the building in an amount not to exceed \$2,000 to prepare it for future meetings. Jerry Jackson seconded the Motion. All were in favor.

- DA Dodd – Quote #WSQ-665 for \$1,212.00 - will get with Chris next week and complete the repair.

Mark Danielson made the motion to approve the quote in the amount of \$1,212.00. Marcella Kunstek seconded the motion, and all were in favor.

- Maple City Mechanical – Chris will follow up on the quote and get with Jennifer.

JPR - Billing/Collections/Lien

- Liens were filed on properties – 5 accounts.
- All new properties for Phase II have been entered into software.

Phase II Update:

Dan Byam, Engineer from JPR, attended to give an update on Phase II - For the last month -

- Woodruff & Sons have mobilized and completed all construction staking for the entire project.
- Installed silk fencing and erosion control measures.
- Letters went out to homeowners – in case any changes for laterals need to be done.
- Earthwork at Hatfield and Michigan – started milling some pavement.
- Remainder of the month-Sewer installed West along Michigan Street -South along Hatfield from Michigan down to Short Street. Then running East on Short St and then when they finish that section they will go to Hatfield and Short Street to the west.
- Change Order #2 – Pyramid Equipment. Their sewer service was initially on Prairie Street. Those structures are not sewer producing. They have already acquired a private easement from Nathan McGuire who lives on Short Street. Through this private easement they are installing their service lateral. This Change Order will result in a saving of about \$500.

Marcella Kunstek made the motion to approve Change Order #2 to move the lateral location for Pyramid Equipment which results in a deduct of \$509.75. Dalia Zygas seconded the motion, and all were in favor.

- Future Change Order – Tavern on Michigan Street from Phase I helping to get connected. Previous connection was several 100' through alleyway to reach service lateral proposed to them. We are looking at taking it up Poplar St down to Mechanic St and serve the Tavern that way – 170 Linear Ft of pipe and it may require some pavement replacement if we are unable to install and not have to take some large trees out in the right-of-way. Change Order could be a max of \$14K – This is only for the bar not the house to the South that is owned by them as well. Jerry indicated his concern of 2 parcels possibly being connected by one lateral. Dan indicated that they may review extending a sewer line part of the way up. Survey last week on this section to get them included in.
- Discussions regarding Mitch approving Change Orders outside regular board meetings was discussed. Using a Not to Exceed number and then bring it to the board at the next meeting. Possibly having a Special Meeting by Zoom. Board was also reminded that Change Order #1 was a Deduct of \$17K – therefore even if approve Change Order #3 the contract is still in the black and has not touched their contingency.

Mark Danielson made the motion giving Mitch Bishop authority to approve Change Orders for Rolling Prairie Phase II project in an amount not to exceed \$5,000 outside the regular monthly board meetings and then bring the information to the next meeting to inform the board. Marcella Kunstek seconded the motion, and all were in favor.

- On Thursday, April 1, 2021 will be the 1st Contractors Update Meeting. Expecting to receive the first Pay Application. Board members are not required to go but are welcome.
- Lori Shipman Contract – Labor Standards. Discussion and review of the contract. Attorney McDonnell was fine with the short contract.

Mark Danielson made the motion to Lori Shipman Contract for Labor Standards in the amount of \$7,500. Jerry Jackson seconded the motion, and all were in favor.

- Executive Committee met and discussed that after the completion of the project on or about August 15, 2021 the Connection Period will be 6 Months, Tap Fees will be waived during connection period, Penalties after connection period = 1st Month - \$100, 2nd Month - \$200, 3rd Month - \$300, 4th Month - \$400, 5th Month - \$500, 6th Month - \$600. Then review after that time. Will review after initial connection period and determine if extension needed due to weather.
- Board is also looking into finding a bank to help homeowners with low interest loans to those who would not qualify on other loans due to age or income level.
- Project Inspector from JPR is one of the most experienced. By sending the flyers and placing the Inspector on the project the goal is to help property owners with the location of their lateral to help the cost. That is the goal and that is reason he is in the field. It is

the responsibility of the property owner to reach out and contact him. He has a JPR truck and is in town during the construction.

Mark Danielson made the motion to Adopt the Connection Period of 6 months after construction completion date and Notice to Connect go out, Tap Fees will be waived during the connection period, and Penalties for not connecting after Connection Period will be 1st Month - \$100, 2nd Month - \$200, 3rd Month - \$300, 4th Month - \$400, 5th Month - \$500, 6th Month - \$600. The board will then review and determine if an extension is needed due to weather. John Carr seconded the motion, and all were in favor.

- Interim Rate discussion with Steve Carter. Steve suggested an Interim rate of \$20-\$25/month. However, he indicated he was not certain of some County payments and balances information. Discussion was had regarding the Major Moves money from the County and the agreement of payment of \$10/per home per/month being paid. Jennifer informed them that the payments had been paid at \$750/month to the County and they just made a big payment to them of over \$10K, so they are paid for 1 – 1 1/2 years. It was suggested that the contracts, documents, payments be sent to all members for review and so the new members can see them.
- Guidelines for Sewer Construction are being prepared.
- Saturday, June 5th at 10:00 a.m. at VFW – is date schedule for the Contractors and Property owners to review guidelines -we will contact them to see if its available. Connie is a board member and will check the schedule for us. JPR will run the meeting – board does not need to attend.

New Business:

Next Meeting will be April 15, 2021 @ 9:00 a.m.

- Phase II – Notice to Connect – Letters are going to be worked on and will get with Barry on those to review.
- Amended Use Ordinance – Working on Amendment.
- Sewer Exemption – Have 2 properties contacted Jennifer about the exemptions. 1 is moving forward with Health Department and getting the inspections he needs. If they both qualify for the exemption, then the rates would go up for the town.

Old Business:

- Solar Panel: - Midwest Wind & Solar - Tabled.
- Gary Radtke: - Radtke Engineering & Surveying – Barry indicated that Gary sent emails and has been working very hard to get this project moving forward. He has been generating a Memorandum of Understanding – Michigan City would be taking over the sewer. Batty wants to make sure the District will not have any liability and review all the documents. Documents will be brought to the board for review.
- Website Update – Nothing new. Still gathering information.
- Indiana 811 – Locate Tickets – Still searching for companies – called 2 different places and have not received calls back. Received one quote which the board reviewed.

- Discussions regarding banks and local banks for the loan information for property owner's connection was discussed. Horizon Bank was recommended. Peggy Blasso at Michigan City was recommended as a start.

Adjournment: Motion to Adjourn at 10:25 a.m. was made by Mark Danielson, seconded by Marcella Kunstek, all in favor.