

LAPORTE COUNTY REGIONAL SEWER AND WATER DISTRICT

MEETING MINUTES

August 26, 2025

9:00 a.m.

Time and Place:

The LaPorte County Regional Sewer & Water District monthly board meeting was held on Tuesday, August 26, 2025, at 9:00 a.m. Central Time, at 809 State Street, Room #3, LaPorte, IN 46350, and by Zoom Meeting, Login:

<https://us02web.zoom.us/j/82015295897?pwd=SjllK0FsYnFzM3B5TFZxNUsxQ0xvdz09>

Meeting ID: 820 1529 5897 Password: 060992

A. Call to Order

John Carr called the meeting to order at 9:00 a.m.

B. Pledge of Allegiance

Pledge of Allegiance was said.

C. Roll Call

Roll call was taken.

Present: John Carr, Mitch Bishop, Corey Campbell, Mark Danielson, Jerry Jackson, and Marcella Kunstek

Absent: Amanda Lahners

Also Present: Daniel Byam, Jones Petrie Rafinski
Steve Carter, O.W. Krohn & Associates
Steve Henschen, Jones Petrie Rafinski (Via Zoom)
Barry McDonnell, Esq
Jennifer Ransbottom, Jones Petrie Rafinski
Chris Vogeler, Astbury

D. Approval of Minutes

The minutes from the July 22, 2025, Monthly Board meeting were presented. Marcella Kunstek made a motion to approve the July 22 meeting minutes. The motion was seconded by Mark Danielson. All were in favor. The motion carried unanimously.

E. Public Comments:

Angela Eggleston, 5311 E 800 N – It has been a while since I have been here, and I know you are getting ready to start the project, but it seems like chaos is going on, and I was disheartened when I listened to it and saw JPR trying to go ahead and hurry up and get

phase two started. I was looking at the potential cost, and they are trying to rush through so that they are not even looking at getting grants or any other monies to help reduce the cost of phase two of the construction process. In my opinion, that is irresponsible of this Board if you don't take and look at every avenue you can to save money. That is a lot of money each month that you are asking these people to pay. That hundred and some dollars is going to turn into more and more each month. So, if you are not taking the time to look at grants or anything else to try to push through phase two, then I think that is very irresponsible. I would hope you would take it upon yourselves to look at it a little bit better than just okay maybe we are going to look at the zero financing. That just does not cut it for me, and I am sure it will not cut it for everybody else, especially knowing a lot of people signed up for that project because they thought it had something to do with the lake. But as we found out a few months back, it had nothing to do with the lake. It only had to do with 2 people who had their wells tested. So, this whole process is a waste of taxpayers' money and is horrible. So please take the time and do what you need to do.

F. Reports

1. Steve Carter – Claims and Finance

Steve Carter provided the financial report for the month ending July 31, 2025

- a. Rolling Prairie
 - i. Operating Receipts for the month - \$37,009.84
 - ii. Disbursements of \$4,446.68
 - iii. Interest income: \$380.36
 - iv. Loan Principal: \$1,830.00
 - v. Bond Principal : \$7,225.00
 - vi. Bond Interest: \$800.00
 - vii. Net Increase: \$23,088.52
 - viii. Ending Total Balance of \$326,648.25
 - ix. O&M Fund (Horizon): \$333,607.27
 - x. Debt Service Reserve: \$16,058.46
- b. Hudson Saugany Service Area
 - i. Interest income of \$8,945.29
 - ii. Disbursements
 - a.) Engineering: \$29,216.18
 - b.) Legal: \$900.00
 - iii. Ending Case Balance: \$2,878,286.02
 - a.) Breakdown of funds:
 - i. Horizon Account \$168,161.77
 - ii. Debt Service Reserve (BNY) - \$1,500.00
 - iii. Bond and Interest (BNY) - \$5,142.86
 - iv. Hoosier Construction Fund - \$1,709,858.89
 - v. BNY Construction Fund - \$993,622.50
- c. Toll Road – Horizon Account.
 - i. Operating Receipts: \$52,391.50
 - ii. Disbursements: \$17,346.18
 - iii. Interest income: \$557.35

- iv. Project Cost: \$347,790.00 was from prior month and caught up in July
- v. Net Ending Balance: \$230,571.16
- vi. O&M Account: \$108,554.44
- vii. Improvement Fund: \$122,016.72
- d. Claims totaling \$77,435.18

Mitch Bishop made a motion to accept the claims in the amount of \$77,435.18 as submitted. Corey Campbell seconded the motion. All were in favor. The motion was approved unanimously.

2. Astbury Water Technologies

a. Operations

Chris Vogeler reported that a heating and cooling company performed the routine check of the heater and air conditioning at the two buildings. While at the facility, the problem with the dehumidifier was addressed and is up and running. He is still awaiting a quote for routine maintenance of the heating and cooling.

Chris Vogeler stated he has followed up on the routine maintenance of the generator, and the company is scheduled to be out in the next couple of weeks. This was approved in March.

A quote has been obtained for a replacement chlorine analyzer in the amount of \$6,084.75, not including contractual 10% markup. A comparable quote was received from Hach for \$6,900.

Jerry Jackson made a motion to approve the Hach \$6,900 quote for replacement of the chlorine analyzer. Mark Danielson seconded the motion. All were in favor. The motion carried unanimously.

Chris Vogler stated on Saturday there was a power surge that affected the water plant and waste treatment plant. With assistance from Peerless Midwest, he was able to run the water plant manually. Pressure was maintained throughout the night. With the assistance of another Astbury employee, the problem was solved, and the plants are back online. There is a generator at the facilities, and there was power to the buildings, but no power to the panel; therefore the problem was the controller. The outage affected the waste treatment plant blower, and another blower was used. Will need to check if damage was done to the blower or VFD. Another power outage was experienced on Monday. The generator at the waste treatment plant kicked on for a short period. Jerry Jackson stated that resilience needs to be obtained because it seems that the grid is getting less reliable. Chris Vogeler reported as a follow up to the water plant, Peerless Midwest is going to check the panel to avoid future outages. Jennifer Ransbottom suggested when events like these occur, communication with Dan Byam is important, especially as the project proceeds.

Another item Chris Vogler discussed was a discussion he had with Bancroft, the boring company, regarding storing pipes at the waste treatment plant. He stated he made Steve Henschen aware that Bancroft had taken the fencing down around one of the wells. He was also concerned that the pipe was being run so close to the well. Dan Byam stated the setback should have been 200 feet.

Chris Vogler reported that Astbury fixed the air leak on the air header.

Chris Vogler discussed the issue of charging extra money to the ITRCC for their overwater usage. He stated that the times he does the readings vary each day, which can affect the amount of water used. He suggested the overage charge be weekly or monthly charge instead of daily. He also suggested considering telemetry reading in place of current manual readings. Jerry Jackson stated LaPorte's SCADA System does a read at midnight and then downloads the data. Dan Byam stated in Phase 1 of the sewer project that a 4-inch flow meter will be cut into the main coming from the lift station, which will totalize flows from the travel plaza. SCADA work will be done in the second phase of the treatment plant upgrade.

Billing

Jennifer Ransbottom reported included in the Board packet was the Billing Report from Astbury.

G. JPR District Administrator

No report

H. JPR – District Engineer

1. Project Update Timetable

The timetable was included in the Board Packet.

a. Rolling Prairie – Phase II

The amount of remaining grant funds in Phase 2 has been determined. JPR will be submitting an invoice for \$38,000 with a balance of approximately \$43,000 to close out the Phase 2 funds.

b. Hudson/Saugany Project Construction Update

Dan Byam reported that the Project Update Report will be included in the Board packet each month. The report is a snapshot of the status of the project. He pointed out that Contract A is about 11% and Contract B is about 10% through the project timeline. There is a 30-day difference between the 2 contracts. No installation of pipe has begun. A lot of shop drawing reviews are being processed. TGB Unlimited Bancroft is moving forward, scheduling potholing some of the utilities near the South Shore Railroad tracks, which need to be figured out before moving forward with jack and bore.

Dan Byam indicated there were no Pay Apps this month, but there is a Change Order #1 for Contract B in the Board packet. The Change Order is a net deduct of \$249,000, which includes some changes in the location of grinder stations and control panels based on discussions with property owners. The biggest is the removal of grinder stations due to the 15 exemptions. Some of the exemptions, were to have shared grinders, but have had to change to single grinder and re-route some of the pipe along Saugana Trail. A grinder station was added at the request of the owner to service a new house. An updated Davis Bacon wage rate was included that was in effect at the time the contract was signed. There is no cost change on this change order in; however, Selge may have a change order due to those differing wage decisions. JPR will require Selge to prove what the difference in labor is between the two wage decisions.

Mitch Bishop made a motion to accept Change Order #1 for Contract B to deduct \$249,581.55 as submitted. Jerry Jackson seconded the motion. All were in favor. The motion was approved unanimously.

Dan Byam presented a preview of Change Order 1 for Contract A to finalize pricing with TGB for minor alignment of jack and bore crossing of the railroad. If the exact depth from what was shown the contractor may have to raise or lower the casing pipe to make it work. Dan Byam reported that after bidding the railroad indicated they require an asphalt coating and cathodic protection on the jack and bore pipe. Discrepancies were discovered between the plans and the pre-selection packages in that a digital phase converter needs to be installed at pump station 7 in order to convert the single phase electrical to three phase in order to power the pumps. Will be relocating boring pits in front of Teeter Cemetery on CR 700 in order to get 100 feet from those property lines for that single line bore through the right-of-way to avoid having an archaeological inspector on-site for that bore.

Dan Byam stated the proposed Phase 2 timeline was included but is subject to change due to SRF funding. He indicated JPR and OW Krohn had a call with IFA SRF. IFA was notified of the desire to move forward with Phase II of the project and request of funding. SRF was told the project was bid ready and all necessary permits and land acquisitions have been obtained. In order to maintain the user rates at \$115 a month, it was requested that the IFA SRF provide the District a 35-year, 0% interest financing on pipe, a 20-year, 0% interest financing on the non-pipe items, and \$3.4M in Forgivable BAN. IFA SRF indicated they are not going to fund the Phase II project as they do not have the available funds. An Executive Session will be scheduled to discuss next steps. Steve Carter indicated the IFA SRF response was that they didn't have grant funding or the forgivable loan, but they offered \$5.6M of "traditional" loan. He stated Ken Jones is working on other avenues of grant funding, but as it stands today. Mitch Bishop stated that a Bi-County meeting is scheduled and will discuss this issue at that meeting, as increased residential housing is being looked at in this area.

Dan Byam indicated several property owners who have expressed an interest in connecting to Phase I of the project since construction started. He stated last month that a proposed change of approximately 9 properties, which we were waiting to see what the contingency situation looked like, before determining to add them to the project. Dan Byam asked the Board to decide on these properties that are requesting to connect during the construction phase. Are they going to be included as part of this capital project or will require them to pay a capital buy-in fee. Jennifer Ransbottom stated that this will be discussed at the Executive Committee meeting. She stated items to be discussed are those properties, the exemption properties, and vacant land properties. Barry McDonnell suggested Jennifer Ransbottom provide at the Executive Committee meeting the Sewer Use Ordinance for discussion at the Executive Committee meeting.

2. ITRCC Rate Increase Discussion – 2nd Reading/Public Hearing, 3rd Reading
Barry McDonnell stated that second readings for both Ordinances is required.

John Carr, President, read the second reading of Ordinance No. 2025-03. AN ORDINANCE AMENDING SEWER RATE ORDINANCE NO.2018-02 (the “Ordinance”), AND ESTABLISHING AN AMENDED SCHEDULE OF RATES AND CHARGES TO BE COLLECTED BY THE DISTRICT (as defined in the Ordinance) FROM OWNERS OF PROPERTY SERVED OR TO BE SERVED BY THE DISTRICT IN THE SERVICE AREA OF THE DISTRICT COMMONLY KNOWN AS THE ROLLING PRAIRIE TRAVEL PLAZAS (“FIRST AMENDMENT”)

Mitch Bishop made a motion to open the Public Hearing for the second reading of Ordinance 2025-03. Mark Danielson seconded the motion. All were in favor. The motion carried unanimously.

Public Hearing comments were opened

Tim Shields – I don’t know what the property this is, but I am one of the property owners in Phase I for the Saugany Lake Sewer. Is this related to that, or is this related to the Toll Plaza? John Carr indicated that this is in relation to the toll plaza rate. Mr Shields stated, stated I have no comment, at some point, I would like to ask a couple of questions about Phase I.

There being no further Public Comments, John Carr closed the Public Hearing

John Carr, President, read the second reading of Ordinance No. 2025-04. AN ORDINANCE AMENDING WATER RATE ORDINANCE NO. 2018-01 (the “Ordinance”), AND ESTABLISHING AN AMENDED SCHEDULE OF RATES AND CHARGES TO BE COLLECTED BY THE DISTRICT (as defined in the Ordinance) FROM OWNERS OF PROPERTY SERVED OR TO BE SERVED BY THE DISTRICT

IN THE SERVICE AREA OF THE DISTRICT COMMONLY KNOWN AS THE ROLLING PRAIRIE TRAVEL PLAZAS (“FIRST AMENDMENT”).

Jerry Jackson made a motion to open the Public Hearing for the second reading of amended Ordinance 2025-04. Mitch Bishop seconded the motion. All were in favor. The motion carried unanimously.

Public Hearing comments were opened.

There being no Public Comments, John Carr closed the Public Hearing.

Marcella Kunstek made a motion to combine the third reading of amended Ordinances 2025-03 and 2025-04 for the Rolling Prairie Travel Plazas. Mitch Bishop seconded the motion. All were in favor. The motion carried unanimously.

Mitch Bishop made a motion to approve the amended Ordinance 2025-03 sewer rates for the Travel Plazas. Mark Danielson seconded the motion. All were in favor. The motion carried unanimously.

Mitch Bishop made a motion to approve the amended Ordinance 2025-04 water rates for the Travel Plazas. Mark Danielson seconded the motion. All were in favor. The motion carried unanimously.

I. Executive Committee

No meeting was held

J. Engineering Committee

K. New Business

1. Groundbreaking Ceremony & Reception

Jennifer Ransbottom stated a suggestion was made for a Groundbreaking Ceremony and Reception. Proposed dates of September 23, 30, or October 14 were presented. The members asked for the date options to be emailed to them as several did not have their calendars with them.

2. IFA Regional Planning Meeting: The Northwest Regional meetings approximately twice a year. The next meeting will be in January 2026, exact date TBD. Meeting will be held in Schererville with location TBD

Last year, Jerry Jackson attended on behalf of the District and is willing to attend again. Mitch Bishop indicated he would also like to attend.

3. Next Meeting – September 23, 2025, in person and Zoom/Teams Links.

4. Pre-Agenda Meeting & Attendees – John, Marcella, Steve H, Steve C, Jennifer – September 16, 2025 @ 9:00 AM Central (10:00 AM Eastern)

5. Old Business

Tim Shields was allowed to ask his questions. He stated it is his understanding that no definitive date for Phase 2 has been determined. His first question is that

he is a Phase 1 property owner and wondered if the monthly partial cost during construction and the final fixed cost are going to change if Phase 2 is delayed or never happens. John Carr indicated it is set at \$115. Mr. Shields asked if the \$115 is a fixed rate or does it increase with inflation or the pay down. John Carr stated it is a fixed rate based on the paydown. He could not promise 20+ years from now it is never going to go up because the future cannot be predicted. Mr. Shields asked if septic will no longer be allowed in the Phase 1 area, except for those with the exemptions? Barry McDonnell stated the statute provides a certain number of years for exemptions after that total number of years, there will be no more exemptions, so theoretically at that point every property owner who is within 300 feet of the system will be tapped in or ordered to tap in. Jennifer Ransbottom added that any of the properties that are exempt if their septic fails they will have to connect at that time.

M. Adjournment

Mark Danielson made a motion to adjourn. Second, by Marcella Kunstek. All were in favor. The motion was approved unanimously.

The meeting adjourned at 10:05 AM.