

LAPORTE COUNTY REGIONAL SEWER AND WATER DISTRICT

MEETING MINUTES

September 23, 2025

9:00 a.m.

Time and Place:

The LaPorte County Regional Sewer & Water District monthly board meeting was held on Tuesday, September 23, 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, Amanda Lahners, and Marcella Kunstek

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 August 26, 2025, Monthly Board meeting were presented. Marcella Kunstek made a motion to approve the August 26 meeting minutes. The motion was seconded by Mark Danielson. All were in favor. The motion carried unanimously.

E. Public Comments:

Robert and LuAnn Smith, 5777 E. Saugana Trail – Mr. Smith stated they recently purchased the property catty corner from them. It has been condemned for about 7 years with wildlife living in it. They will be tearing it down. They found out they are liable for the sewer. They will not be putting any structure on that property. An easement has not been signed. When the current structure is torn down, they will have the septic system

taken out. Jennifer Ransbottom stated according to the Ordinance, which she emailed to Mr. Smith, once the District closes on a loan for a project, if a property owner demolishes a home, that property is still considered part of the project, and the property owner has to pay the debt service only of that property. She stated that once a loan is closed upon, they are considered in the project because property owners cannot tear down homes in order to get out of the project. If a home is torn down prior to the project closing that would be a different situation and would not be counted as part of the project. Once the loan has been closed then property owners who tear down a home do not have to pay the user fee once the homeowner provides the District Administrator documentation that they have taken the septic out, and it cannot be used, then they pay only the debt service. Marcella Kunstek asked what is the debt service. Jennifer Ransbottom stated debt service is the interim rate. If there would be other property owners who tear down homes it will affect the rate payment. Mr. Smith stated that there probably won't be other property owners tearing down homes. Mrs. Smith stated I don't think you're going to have anyone tearing down a home unless it's in real disrepair. Mr. Smith asked if anyone has approached the Board about tearing down a home. Mr. Smith stated they would comply with anything that needs to be done, as far as opting out of this because they will not need a hook-up or a grinder pump. Mark Danielson stated that maybe after the meeting the Board could discuss this issue in Executive Session. Mr. Smith stated they care about their lake. He stated there are invasive species in the lake as far as weeds and called out aquatic control. They were that the clarity of their lake is clearer than anything seen this year. Mr. Smith thanked the Board for their time. The address of the home that will be demolished is 5796 Saugana Trail.

F. Reports

1. Steve Carter – Claims and Finance

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

a. Rolling Prairie

- i. Operating Receipts for the month - \$12,492.42
- ii. Disbursements of \$3,479.88
- iii. Interest income: \$393.62
- iv. Loan Principal: \$1,830.00
- v. Bond Principal : \$7,315.00
- vi. Bond Interest: \$840.00
- vii. Net Increase: \$7,576.16
- viii. Ending Total Balance of \$357,312.93
- ix. Bond Payment to BNY O&M Fund (Horizon): \$339,840.00
- x. Debt Service Reserve: \$16,066.77

b. Hudson Saugany Service Area

- i. Interest income of \$6,584.91
- ii. Disbursements of \$3,070.00
- iii. Ending Cash Balance: \$2,881,800.93
 - a.) Breakdown of funds (ending July due to no August statement from BNY):
 - i. Horizon Account \$158,644.10
 - ii. Debt Service Reserve (BNY) - \$1,500.00

- iii. Bond and Interest (BNY) - \$11,785.72
 - iv. Hoosier Construction Fund - \$993,622.50
 - v. BNY Construction Fund - \$993,622.50
- c. Toll Road – Horizon Account.
 - i. Operating Receipts: \$0
 - ii. Disbursements: \$32,745.30
 - iii. Interest income: \$584.75
 - iv. Net Negative cash: \$32,160.55
 - v. Net Ending Balance: \$198,410.61
 - vi. O&M Account: \$108,554.44
 - vii. Improvement Fund: \$122,472.73
- d. Claims totaling \$68,347.91

Steve Carter stated the Bond Anticipation Notes need to be taken out by January 1, 2026. He received an early indicator from Bayer with the upper 3 initial indicative rates. He indicated he will reach out to Horizon and Simonton Bank to see if they would be interested in ensuring the District can replace that note before maturity.

Mark Danielson made a motion to accept the claims in the amount of \$68,347.91 as submitted. Mitch Bishop seconded the motion. All were in favor. The motion was approved unanimously.

2. Astbury Water Technologies

a. Operations

Chris Vogeler stated last month he presented the bid for the chlorine analyzer. The bid was just for the equipment and did not include warranty, removal of the old unit, or installation. Last month, the Board approved \$6,900 for the Hoch Machine, which, unfortunately, is not enough. He asked the Board to approve not to exceed \$10,000 for the removal of the old unit, the new equipment, installation, and warranty.

Mark Danielson made a motion to purchase the Hoch Chlorine Analyzer, not to exceed \$10,000. Jerry Jackson seconded the motion. All were in favor. The motion was approved unanimously.

Chris Vogeler reported H&G repaired a blower motor and serviced the generators. He stated he thinks that the agreement is an annual agreement. Jerry Jackson stated that his supervisor had indicated to him that service on the generators for Rolling Prairie is needed. Jerry Jackson indicated he was going to present to the Board the quotes for McAllister at \$511 a generator, and Buckeye's quote of \$535. It was suggested to solidify the agreement to get all the generators under one contract. Dan Byam suggested contacting Evapar for a quote as well as they are the preselected provider for the gen set at the pump stations. Mark Danielson suggested getting the quotes on a yearly basis, and a guaranteed price. Jerry

Jackson indicated that the last contract he did was an annual contract renewable for three years.

Billing

Jennifer Ransbottom reported included in the Board packet was the Billing Report from Astbury. Astbury provided two separate reports, one for Rolling Prairie and one for Saugany Lake.

G. JPR District Administrator

1. Shields Family Request

Jennifer Ransbottom stated that a property owner in the Saugany project submitted a letter requesting to be taken out of the project because they missed the exemption deadline. Jennifer Ransbottom responded to the property owner that they cannot opt out of the project.

H. JPR – District Engineer

1. Project Update

- a. Rolling Prairie – Phase II Update – Closing/Transferring Funds
Jennifer Ransbottom reported that this has been completed.

2. Hudson/Saugany Project Construction Update

a. Contract A Change Order #1

Dan Byam presented Change Order #1 for Contract A for \$654.00 to cover the price increase of the two flow meters that are required. The increase is due to contracts not being signed until after the pre-selection hold had expired. There were also some non-cost changes, such as revising bore pits and the updated Bacon Davis Wage Rates. JPR has reviewed the change order and recommends Board approval.

Mark Danielson made a motion to approve the Contract A Change Order #1 for \$654.00 as presented. Corey Campbell seconded the motion. All were in favor. The motion was approved unanimously.

b. Contract A Pay App #2

Dan Byam indicated attached for Board action was Pay App #2 for Contract A in the amount of \$38,000. This covers erosion control work and maintenance of traffic as TGB is preparing to start directional drilling. JPR has review all sums and recommends payment.

Mitch Bishop made a motion to approve the Contract A Pay App #2 for \$38,000 as presented. Mark Danielson seconded the motion. All were in favor. The motion was approved unanimously.

Dan Byam stated he is working through several topics with TGB. One of the topics is the revision of the alignment of the jack and bore and potholing requirements located around there will be included in a Change Order next month. Also included next month will be the inclusion of an asphaltic coating protection system on the casing pipe for the jack and bore. This occurred after bidding was complete, and the railroad indicated they required the additional specs. Finally, the electrical changes at station #7.

I. Executive Committee

Dan Byam indicated that the Executive Committee met to discuss proposed changes to the rate and use ordinance for the District. Proposed changes are to add definitions for types of units, such as sewage-producing structures, multifamily homes, garages, etc. Will be addressing how non-sewage parcels will be addressed that want to be included in the project, addressing properties that want to tear down their property from a rate perspective, and a project cost perspective. The direction will not be to incur any direct construction costs to protect the contingency, which could always change. Another item to be handled is variances. Variances result in no net change to the construction contract and are typically paid for by the property owner through an invoice, and then changes ordered into the project will continue to move forward with those. The Executive Committee's final recommendation will be presented at the October meeting.

Dan Byam stated that another Executive Committee session will be scheduled to review the items mentioned above and to discuss a plan regarding moving forward with Phase 2.

Mitch Bishop stated that an item also discussed was that the LaPorte County Redevelopment Commission ran sewer and water under Interstate 94. The Michigan City Sanitary District is taking ownership of the entire asset, which has continued discussion. Another option would be to not transfer the assets to the Michigan City Sanitary District, but to for the LaPorte County Regional Sewer and Water District be a customer of the Michigan City Sanitary District. The recommendation of the Executive Committee was to discuss it with the full Board. Barry McDonnell stated there is a specific statute that governs what can be talked about at the Executive Committee Session. Reviewing the Public Meeting Notice, it is not clear if it is real estate or an asset transfer. Mitch Bishop stated that there is a land purchase from the owners.

J. Engineering Committee

There was no Engineering Committee meeting.

K. New Business

1. Groundbreaking Ceremony & Reception – October 14 at 1:00 PM. Jennifer Ransbottom asked if any elected officials would like to speak at the event.
2. Next Meeting – October 28, 2025, in person and Zoom/Teams links.

3. Pre-Agenda Meeting & Attendees – John Carr, Marcella Kunstek, Steve Henschen, Barry McDonnell, Randy Rompola, and Jennifer Ransbottom October 21, 2025, at 9:00 AM Central (10:00 AM Eastern).

L. Old Business

IFA Regional Planning meeting: The Northwest Region meets approximately twice a year. The next meeting will be in January 2026, exact date TBD. The meeting will be held in Schererville with location TBD. – Jerry Jackson and Mitch Bishop will be attendees.

M. Adjournment

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

The meeting adjourned at 9:40 AM.

J:\Projects\2019 Projects\2019-0071 Laporte\Administrative Tasks\Board Packets\2025\10-28-2025\2025-09-23 Meeting Minutes.doc