

LAPORTE COUNTY REGIONAL SEWER AND WATER DISTRICT

MEETING MINUTES

October 28, 2025

9:00 a.m.

Time and Place:

The LaPorte County Regional Sewer & Water District monthly board meeting was held on Tuesday, October 28, 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, Mark Danielson, Jerry Jackson (arrived at 10:03 AM), Amanda Lahners, and Marcella Kunstek

Absent: Mitch Bishop, and Corey Campbell

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

D. **Approval of Minutes**

The minutes from September 23, 2025, Monthly Board meeting were presented. Mark Danielson made a motion to approve the September 23 meeting minutes. The motion was seconded by Marcella Kunstek. 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 a house at 5796 E. Saugana Trail that was condemned and plan to tear the house. Jennifer Ransbottom asked when the house purchase was. Mrs. Smith indicated they purchased it at the end of July. Mr. Smith stated no sewer has been used at home

over the past 5 years and indicated there will not be any sewer used on that property. Barry McDonnell stated the Ordinance is what it is. Mr. Smith stated on multiples in these meetings it was stated that if a property does not produce any sewer they will not be charged. Barry McDonnell indicated it does not say that what it says if you make a property uninhabitable, tear it down, remove all pipes, make it can never have a connection to the sewer system, that the Board can grant is lowering not to the full rate, but to the debt service collection rate. Mr. Smith stated that it is ridiculous, why would a property owner pay for something they will not be using. If nothing is planned to be put back in there, then why would they be charged? He stated if they do hook up then they could see where they would be charged. They did not buy that property to actually do anything with it except to get rid of the nuisance. Barry McDonnell stated the District did not write the Indiana Statute that the Ordinance is based on. The Ordinance was created from multiple districts that have this same Ordinance. Mr. Smith stated, "I know for a fact that people that were out there were told by people from JPR that their sewer systems would not pass. He stated the people that came from JPR are sewer septic inspectors and not certified to tell those people that information. Their 85-year-old neighbor lady (pointed Jennifer Ransbottom as the employee that told their neighbor) that she could not get an exemption and that is not true. Jennifer Ransbottom indicated she has not met with anyone onsite or told anyone that. She indicated she could have been confused with Jenny the Engineer. Mr. Smith apologized. John Carr indicated he will refer this issue to the Engineering Committee to take a final review and to have a final resolution at the next meeting.

F. Reports

1. Steve Carter – Claims and Finance

Steve Carter provided the financial report for the month ending September 30, 2025

- a. Rolling Prairie
 - i. Operating Receipts for the month - \$13,272.27
 - ii. Disbursements of \$510.00
 - iii. Interest income: \$9,633.23
 - iv. Loan Principal: \$1,830.00
 - v. Net Positive Cash Flow: \$6,647.61
 - vi. Ending Total Balance of \$364,040.14
 - vii. Bond & Interest at BNY \$1,444.86
 - viii. Debt Service Reserve: \$16,190.50
- b. Hudson Saugany Service Area
 - i. Operating Receipts for the month: \$3,489.51
 - ii. Operating Disbursements: \$510.00
 - iii. Interest income of \$6,584.91
 - iv. Non-Operating Disbursements of \$39,219.96
 - v. Net Negative Cash: \$26,607.22
 - vi. Total Ending Cash Balance: \$2,455,961.57
 - vii. O&M Account
 - a. Debt Service Reserve (BONY): \$4,500.00
 - b. Bond & Interest Account (BONY): \$15,428.58

- c. Construction Fund (Hoosier Fund): \$1,722,412.23
- d. Construction Fund (BONY): \$597,705.69
- c. Toll Road – Horizon Account.
 - i. Operating Receipts: \$0
 - ii. Disbursements: \$19,803.02
 - iii. Interest income: \$533.29
 - iv. Net Negative cash: \$19,269.73
 - v. Net Ending Balance: \$179,140.88
 - vi. O&M Account: \$55,788.59
 - vii. Improvement Fund: \$123,352.29
- d. Claims totaling \$118,978.07

Jennifer Ransbottom inquired if there was no toll road payment for the month. Steve Carter indicated a payment was not received in the bank in September, but it may be with Kevin at Old National. Barry McDonnell stated if he recalled that was the same for last month. Steve Carter stated it was either July or August that two payments for about \$53,000 were received. He stated Kevin stated that the new bills were sent out with the revised amount per the Ordinance. Steve Carter indicated he would follow up with Kevin after the meeting. Jennifer Ransbottom reported that Kevin contacted here asking for a relief for a late payment fee. She stated she told him that the District does not do that if they have not had a year with no late payment.

Amanda Lahners made a motion to accept the claims in the amount of \$118,978.07 as submitted. Jerry Jackson seconded the motion. All were in favor. The motion was approved unanimously.

Steve Carter reported the Bond Anticipation Note is maturing January 1. He contacted Huntington Bank, who currently holds the Note, and they are interested in renewing the Note for a two-year period. He stated he received good pricing from Huntington Bank and asked the Board to approve him continuing to work with Huntington Bank to renew the Note. Mark Danielson inquired if Huntington Bank was reached out to because we worked with them on the initial BAN? Steve Carter indicated he has an underwriter that is interested and received inductive pricing from them, but they charge an upfront fee. Barry McDonnell inquired if it would be beneficial to reach out to Horizon, since the District has a relationship with them. Steve Carter indicated he would reach out to Horizon.

Mark Danielson made a motion to continue to work with Huntington Bank and to also reach out to Horizon Bank. Jerry Jackson seconded the motion. All were in favor. The motion was approved unanimously.

2. Astbury Water Technologies

a. Operations

Chris Vogeler stated the chlorine analyzer has been installed, but the official start up by the company has not been done. He reported that the flow meter calibration has been completed at the wastewater treatment plant. There are 3 action items for Board's approval.

- Preventative maintenance service by Herrman & Goetz (H&G) provided a quote to repair the generator serving the wastewater treatment plant in the amount of \$7,324.60. Astbury requested approval to proceed with this repair including the contractual 10% mark up for a total of \$8,057.66. In addition, preventative maintenance service by Herrman & Goetz (H&G) was provided to repair the generator serving the water treatment plan in the amount of \$2,237.00. Astbury requested approval to proceed with the repair, including the 10% contractual mark-up for a total of \$2,460.70
- Replenishment of spare blower motor should the current motor break. Chris Vogeler indicated it is beneficial to have a blower on hand. The quotes presented were: Baldor at \$4,200, WEG at \$2,880 and Elektrim at \$2,760. Chris Vogeler recommended WEG.

Mark Danielson made a motion to purchase the WEG redundant blower motor and the two Herrman & Goetz invoices for repair of the wastewater treatment plant and the water treatment plant generators. Marcella Kunstek seconded the motion. All were in favor. The motion was approved unanimously.

Jerry Jackson stated McAllister will be providing a quote for annual maintenance.

G. JPR District Administrator

No report

H. JPR – District Engineer

1. Project Update

a. Rolling Prairie – Phase II Update – Closing/Transferring Funds

Dan Byam reported there were a couple action items. The first item for action was Contract A, Pay App #3 in the amount of \$58,900.00 for erosion control and traffic maintenance that TGB has been performing. They have not begun billing for pipe because they have not begun drilling. They have been working on fusing said pipe. Dan Byam reported that JPR has reviewed all quantities and totals and recommend payment of Contract A, Pay App #3

Jerry Jackson made a motion to approve payment of Contract A, Pay App #3 to TGB for \$58,900. Mark Danielson seconded the motion. All were in favor. The motion was approved unanimously.

2. Hudson/Saugany Project Construction Update

- a. Contract A Change Order #2
- b. Contract B Pay App #3

Dan Byam reported the next item for action was Contract A, Change Order #2. The amount listed was revised. The Change Order includes the inclusion of cathodic protection for the casing pipe that is being bored under the railroad, and a revised electrical service entrance at Pump Station #7 to include a digital phase converter. The third change is for exploratory excavation costs associated with locating the buried utilities within the railroad right-of-way at that crossing. Dan Byam indicated the permit for the railroad crossing wasn't approved until after bidding was complete, and JPR was notified by the railroad that there were 3 buried utility lines in the railroad right-of-way that were not on the plans during bidding. The contractor did not know they were there, did not know they needed to do an exploratory dig and locate those prior to doing the jack and bore. JPR requested pricing from TGB to perform the exploratory digging, which came back relatively high. JPR asked TGB for an explanation and was told there are a number of factors, one TGB has to make sure the railroad right-of-way 45 minutes before and 45 minutes after any train comes through. So, once they get started, they may have to pull off for a portion of the day if not most of the day. Also, they are reliant on NIPSCO's inspectors to be onsite during the exploratory digging and NIPSCO's inspectors are paid for the day that includes travel time, which some inspectors may have 4 hours travel time and 3 hours site time; therefore, TGB budgeted 3 weeks for 120 hours. Dan Byam indicated he negotiated with TGB to have a per-unit price per hour to perform the exploratory digging. JPR's inspection services will closely track the number of hours that TGB spends on exploratory digging, and they will pay for that hourly amount; and the rest will be charged back into contingency. Dan Byam indicated the fourth item on the change order was cost adjustments as a result of the Davis Bacon Wage Scale Upon further discussion with several Board members, it was decided JPR needs to talk to SRF's opinion on the applicability of that to this project. He noted that Marcella Kunstek had pointed out in the code of federal regulations that this requirement is spelled out it is specifically talking about housing projects. This will be re-evaluated at the November meeting. JPR recommended the Board approve Contract A, Change Order #2 in the amount of \$334,618.11 instead of \$390,808.11. He stated this will need to be resigned by the contractor. He asked the Board to give him authorization to have the adjusted change order signed outside of this meeting.

Barry McDonnell indicated if the Board is inclined to approve the change order now with the Davis Bacon Wage issue backed out, it probably to be two-fold motion which is to approve the change order and approve John to sign the change order at a subsequent date.

Marcella Kunstek made a motion to approve the Contract A Change Order #2 for \$334,618.11 and for John Carr, District Board President to sign the revised Change Order #2 outside of this meeting. Mark Danielson seconded the motion. All were in favor. The motion was approved unanimously.

c. Contract B Pay App #1

Dan Byam indicated Contract B, Change Order #2 and Pay App #1 for \$171,356.06 covering mobilization and stored pipe for Selge's project. JPR reviewed all quantities and recommended payment of Contract B Pay App #1.

Marcella Kunstek made a motion to approve Contract B Pay App 1 in the amount of \$171,356.06. Mark Danielson seconded the motion. All were in favor. The motion was approved unanimously.

d. Contract B Change Order #2

Dan Byam indicated the amount is going to change as it includes the Davis Bacon Wage Scale. The Davis Bacon Wage was \$17,333; therefore, the change order amount is to be revised by a net increase of \$1,255.95. The change order included changes in grinder stations due to conversations with property owners onsite by moving and adjusting contract quantities, adding grinder stations back in that were inadvertently backed out, and a couple of small design changes relocating isolation valves. The Davis Bacon Wage Scale was backed out; therefore, the Board was recommended to approve the change order in the amount of \$1,255.95 and to be signed by the District Board President outside of the meeting.

Mark Danielson made a motion to approve the Contract B Change Order #2 for \$1,255.95, and for John Carr, District Board President, to sign the revised Change Order #2 outside of this meeting. Jerry Jackson seconded the motion. All were in favor. The motion was approved unanimously.

Dan Byam reported 88% of the easements have been signed, and 13 are needed but not completed. No changes to Phase 1 project timeline.

The Phase 2 project, JPR continues to pursue opportunities with Congressman Yakym's office for subsidization for future phases of the project.

I. Executive Committee

No meeting

J. Engineering Committee

No meeting.

K. New Business

1. Groundbreaking Ceremony & Reception
Jennifer Ransbottom stated Groundbreaking and Reception was held and was successful.
2. Next Meeting – November 25, 2025, in person and Zoom/Teams links.
Jennifer Ransbottom pointed out the next meeting is scheduled for the Tuesday before Thanksgiving
3. Pre-Agenda Meeting & Attendees – John Carr, Marcella Kunstek, Steve Henschen, Barry McDonnell, Randy Rompola, and Jennifer Ransbottom, November 18, 2025, at 9:00 AM Central (10:00 AM Eastern).
4. December Meeting – December 16 – Date moved up 1 week
Jennifer Ransbottom stated the December meeting was moved up a week from December 23 to December 16.
5. 2026 Meeting Dates – Notices have been prepared
6. 2027 Meeting Dates – Notices have been prepared

Mark Danielson made a motion to move the December 23 meeting to December 16, and to approve the 2026 and 2027 meeting dates as presented. Jerry Jackson seconded the motion. All were in favor. The motion was approved unanimously.

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 TBD location. – Jerry Jackson and Mitch Bishop will be attendees.

Barry McDonnell stated a second amendment will be needed for the Hudson/Saugany Ordinance to include what the interim rates will be for the debt service, and \$5.00 collection fees.

M. Adjournment

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

The meeting adjourned at 9:49 AM.