

# LAPORTE COUNTY REGIONAL SEWER AND WATER DISTRICT

## MEETING MINUTES December 16, 2025 9:00 a.m.

### **Time and Place:**

The LaPorte County Regional Sewer & Water District monthly board meeting was held on Tuesday, December 16, 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, Marcella Kunstek and Amanda Lahners

Absent: Jerry Jackson,

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

### **D. Approval of Minutes**

The minutes from the November 25, 2025, Monthly Board meeting were presented. Mark Danielson made a motion to approve the November 25 meeting minutes as presented. The motion was seconded by Corey Campbell. All were in favor. The motion carried unanimously.

**E. Public Comments:**

Don Lode, 7882 N. Pottawatomie Trail, wanted to say how Selge is very respectful of the neighbors and is doing a great job. They clean up after themselves and seem very efficient with their work.

**F. Reports**

**1. Steve Carter – Claims and Finance**

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

- a. Rolling Prairie
  - i. Operating Receipts for the month - \$19,737.70
  - ii. Disbursements of \$8,064.27
  - iii. Interest income: \$299.30
  - iv. Lean Collections for the month of \$15,257.46
  - v. Loan Principal: \$1,830.00
  - vi. Net Positive Cash Flow: \$25,400.19
  - vii. Ending Total Balance of \$397,224.94
  - viii. Monthly Analysis of Fund Balances
    - a. Operation & Maintenance (Horizon): \$375,559.29
    - b. Debt Service Reserve (BONY): \$16,190.50
    - c. Bond & Interest (BONY): \$5,475.15
- b. Hudson Saugany Service Area
  - i. Operating Receipts for the month from customer billings: \$6,022.91
  - ii. Operating Disbursements: \$510.00
  - iii. Net Operating Receipts: \$5,512.91
  - iv. Interest income of \$9,180.89
  - v. Non-Operating Disbursements of \$68,245.93
  - vi. Total Ending Cash Balance: \$2,322,312.75
  - vii. Monthly Analysis of Fund Balances
    - a. Operation & Maintenance (Horizon Checking): \$739,564.15. Steve stated that on December 15, \$52,000 was transferred to pay the interest on the Bond Anticipation Note that was reissued.
    - b. Debt Service Reserve (BONY): \$7,637.31
    - c. Bond & Interest Account (BONY): \$25,822.06
    - d. Construction Fund (Hoosier Fund): \$984,407.27
    - e. Construction Fund (BONY): \$564,881.96
- c. Toll Road – Horizon Account.
  - i. Operating Receipts: \$0
  - ii. Disbursements: \$21,974.85
  - iii. Interest income: \$469.09
  - iv. Net Decrease Cash: \$21,478.76
  - v. Net Ending Balance: \$187,614.15
  - vi. Monthly Analysis of Fund Balances
    - a. Operation & Maintenance (Horizon): \$63,845.70

- vii. Improvement Fund (Hoosier Fund): \$123,768.45
- d. Claims totaling \$75,446.54

Mitch Bishop made a motion to accept the financial report as presented and claims in the amount of \$75,446.54 as submitted. Mark Danielson seconded the motion. All were in favor. The motion was approved unanimously.

**2. Astbury Water Technologies**

a. Operations

Chris Vogeler reported that everything is going well at the Water Plant and Waste Treatment Plant. He stated he received a quote for generator maintenance and understands that Jerry Jackson has received a quote as well. Also, last week, the State conducted a water inspection, which went well.

Chris Vogeler indicated that Tom Ganz was attending via Zoom to answer any questions regarding locates and Astbury's future contracts. Jennifer Ransbottom stated that the Board has not had time to review Astbury's proposal. She stated USIC does Rolling Prairie locates. Barry McDonnell indicated it would be appropriate for the Executive Committee to discuss the proposal and present it at the January Board meeting.

Tom Ganz indicated the Astbury Proposal is for the construction phase and would provide free locates since the 811 system is not set up yet. Therefore, when the contractor submits a ticket, there would be no ticket for what is requested. Astbury is proposing submitting the locate tickets for free and create the 811 account to begin creating tickets. Jennifer Ransbottom inquired what the cost would be once the system is up and running. Barry McDonnell indicated currently a third party is doing and suggested Astbury provide a separate proposal or include it in the new proposal in order to compare with what the Board is currently paying. Tom Ganz indicated Astbury charges by the month and not by the locate.

**G. JPR District Administrator**

1. Variance Invoices for Property Owners

Jennifer Ransbottom reported that a few more variance payments have been received.

**H. JPR – District Engineer**

1. Hudson/Saugany Project Construction Update

Dan Byam indicated that for Contract A, a total net increase of 9% is being realized, and a net decrease of 5% for Contract B, resulting in a net change to both combined contracts of about 2%.

The Contract timeline is about 30-33% through the project. The original construction contingency was \$432,872.00, added variance payments of \$23,266.36 and a

reduction of \$179,155.80 in change orders for a remaining balance of \$276,982.56, with about 39% used.

Contract A, TGB has installed approximately 3,600 linear feet of pipe, or 21% for the total project. Contract B, Selge has installed about 7,300 linear feet of pipe, or 45%. Grinders are starting to be installed.

a. Contract A – TGB Pay App #5

Dan Byam presented Contract A - TGB's Pay App #5 for \$250,276.10. He indicated JPR reviewed all quantities and recommended Board approval for payment.

Mark Danielson made a motion to approve Contract A - TGB's Pay App #5 for \$250,276.10. Corey Campbell seconded the motion. All were in favor. The motion was approved unanimously.

b. Contract A – TGB Change Order #3

Dan Byam presented Contract A – TGB's Change Order #3. The change order reincludes the Davis-Bacon wage adjustments that were presented at the Board meeting two months ago, a change order that was previously removed. This change order adds the wage adjustment of \$56,171.54 back into the contract.

Marcella Kunstek stated that the Board members have had a discussion and have talked with SRF for clarification. She feels Davis-Bacon Wages have been around for decades, and every professional contractor knows the wages can change because of how Davis-Bacon works. She feels change orders are unforeseen conditions, meaning something the contractor did not account for. All contractors that bid in this area are very familiar with Federal Davis-Bacon wages and the way it work and would say going forward that if JPR does perform next project that it is very clear in the bid specs or pre-construction meeting that the wage is the wage and change orders for Davis-Bacon Wages is something that will not be considered unless it is in the Code of Federal Regulation. Dan Byam agreed that the instructions could be put into the bid package information. Barry McDonnell indicated that, to the extent the State allows, there may be something in their funding that will limit the Board's limitations. Barry McDonnell recommended that the Board approve both of the change orders.

Mitch Bishop made a motion to approve Contract B, Change Order #3 for a deduction in the amount of \$56,171.54. Corey Campbell seconded the motion. All were in favor. The motion was approved unanimously.

c. Contract B - Selge Pay App #3

Dan Byam presented Contract B - Selge's Pay App #3 for \$336,261.77. He indicated JPR reviewed all quantities and recommended Board approval for payment.

Mark Danielson made a motion to approve Contract B - Selge's Pay App #3 for \$336,261.77. Corey Campbell seconded the motion. All were in favor. The motion was approved unanimously.

d. Contract B – Selge Change Order #4

Dan Byam presented Contract B – Selge's Change Order #4. Which also included the Davis-Bacon wage adjustments that were previously discussed. This change order also includes some minor revisions due to grinder station relocations. This change order was for \$19,001.00.

Mark Danielson made a motion to approve Contract B, Change Order #4 for \$19,001.00. Corey Campbell seconded the motion. All were in favor. The motion was approved unanimously.

Dan Byam indicated in the Phase 1 project that there are 6 remaining easements and have 57 remaining for the entirety of Saugany Lake. Continuing to push forward on obtaining the easements.

Dan Byam indicated the JPR team will be meeting internally to brainstorm alternative projects on Hudson Lake to maximize the impact of subsidization. Will be looking at different ways the project can be broken into phases to take advantage of SRF funding. An update will be presented at the January meeting.

Marcella Kunstek requested to see copies of the Davis-Bacon Wage that have been paid and will be paid. Dan Byam will ensure Marcella Kunstek receives this information.

**I. Executive Committee**

No meeting held.

**J. Engineering Committee**

No meeting held.

**K. New Business**

1. Second Reading Amendment to the Amended and Restated Sewer Rate Ordinance

Barry McDonnell read the second reading of Ordinance 2025-05 An Ordinance Amending the Amended and Restated Sewer Rate Ordinance (Ordinance No. 2024-01) (“The Ordinance”) and Establishing a Revised 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’s Hudson & Saugany Lake Wastewater System – Phase 1 Project (“Second Amendment”).

Mark Danielson made a motion to approve the second reading of Ordinance 2025-05 and to open the Public Hearing. Mitch Bishop seconded the motion. All were in favor. The motion was approved unanimously.

Barry McDonnell stated the Amendment establishes a debt service rate to collect during construction and vacant lot agreements. The debt service rate for a single-family dwelling will be \$46.00 plus a \$5.00 billing charge per month.

There was no public present to speak

Mark Danielson made a motion to close the Public Hearing for Ordinance 2025-05. Mitch Bishop seconded the motion. All were in favor. The motion was approved unanimously.

Mark Danielson made a motion for a third reading of Ordinance 2025-05. Corey Campbell seconded the motion. All were in favor. The motion was approved unanimously.

Barry McDonnell read the third reading of Ordinance 2025-05 An Ordinance Amending the Amended and Restated Sewer Rate Ordinance (Ordinance No. 2024-01) (“The Ordinance”) and Establishing a Revised 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’s Hudson & Saugany Lake Wastewater System – Phase 1 Project (“Second Amendment”).

Amanda Lahnens made a motion to approve the third reading of Ordinance 2025-05. Marcella Kunstek seconded the motion. All were in favor. The motion was approved unanimously.

2. Pre-Agenda Meeting & Attendees – John Carr, Marcella Kunstek, Steve Henschen, Barry McDonnell, Randy Rompola, and Jennifer Ransbottom, January 20, 2026, at 9:00 AM Central (10:00 AM Eastern).
3. Next Meeting – January 27, 2026, in person and Zoom/Teams links.
4. Horizon Bank Money Market Account  
Marcella Kunstek presented Horizon Bank’s proposal to move \$500,000 to Horizon Bank at a rate of 2.75%. Steve Carter indicated the Hoosier Fund is at a rate of 3.96%. Horizon Bank will be notified that the Board will continue to monitor the rates.

Jennifer Ransbottom inquired if Steve Carter needed anything for the State Board of Accounts year-end. Steve Carter indicated the Annual Report is due March 1.

Jennifer Ransbottom indicated discussion had been held about creating a budget. Steve Carter indicated he could create a draft budget but needs input from the operators and JPR.

**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.

**M. Adjournment**

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

The meeting adjourned at 9:47 AM.