

**SANITARY/WATERWORKS DISTRICT MEETING**  
ST. JOHN MUNICIPAL BUILDING MAIN MEETING ROOM  
10955 WEST 93<sup>RD</sup> AVENUE, ST. JOHN, INDIANA  
September 15, 2008 – 6:00 P.M.

Mr. Myers called the meeting to order at 6:00 P.M. and led the Pledge of Allegiance. Roll call was taken with the following members present: Robert Myers, President; Alex Monanteras, Vice-President; Kenneth Gembala, Member; Michael Hanlon, Member; Patricia Sims-Smierciak, Member; Pete Faberbock, Robinson Engineering; Bob Pharazyn, Director of Operations; Randy Wyllie, Attorney and Sherry Sury, Clerk-Treasurer. Absent was Town Council Liaison Jerri Teibel.

**Approval of the Minutes – Regular Meeting of August 18, 2008 and Executive Session of August 28, 2008** – Mr. Hanlon motioned to approve the minutes of the Regular Meeting of August 18, 2008 and the Executive Session of August 28, 2008. Seconded by Mr. Monanteras. Motion unanimously passed.

## **SANITARY DISTRICT**

### **Old Business**

#### **Interceptor to Schererville – update**

**Offer status of six easement parcels** - Mr. Wyllie reported that he has received four of the six offers returned and signed, the one from NIPSCO is not a problem they need to hear from Mr. Faberbock where they are going to put the pipe and the sixth one should not be a problem either. Mr. Faberbock stated that he has talked to NIPSCO and they have the drawing. There was a short discussion to confirm that the payments for the easements will be from the Waste Water Treatment Plant (WWTP) fund.

**LS#3 – Easement status – (Bull Run Creek)** – Mr. Wyllie stated that he did not have an update. Mr. Gembala mentioned that the last time they had a communication from Mr. Muenich regarding this item was eleven months ago.

**Sewer Recapitulation – Great Lakes Orthopedics** – Mr. Faberbock stated that they had a water problem, (confirmed) a water leak that resulted in excessive usage for three months last summer. Discussion ensued regarding the nine months of sewer bills that could be used for the recapitulation. Mr. Myers stated that he would like to wait until they have twelve months of bills to ensure this doesn't happen again. **Mr. Monanteras motioned to table the sewer recapitulation for three months. Seconded by Ms. Sims-Smierciak. Motion unanimously passed.**

**Grants of Right – Water/Sewer – Mark Begs (SE corner of 93<sup>rd</sup> and Blaine)** – Mr. Begs addressed the Board regarding the subdivision being developed by Sophia Panagakis. He stated that he owns the property on the southeast corner of Blaine and 93rd along with his brother and other partners and that it would be cheapest to put in the sewer across his property, they have long ago intended to put a subdivision there. The property is in the county and he would like the Board's approval to do so and would like to hook into the sewer in the next year or so. Discussion ensued. Mr. Pharazyn went over the two possible routes for the sewer; he agreed the most economical way to run the sewer would be through Mr. Begs' property. Mr. Begs said he has about 20 acres that will be developed. Discussion ensued regarding the exact

location of the property and if Schererville should be involved because of the district boundaries; Mr. Pharazyn stated that Mr. Volkmann in Schererville is aware and there is not a problem. Mr. Wyllie recommended that Mr. Faberbock look into this and they can review the matter at the next study session. Mr. Myers stated that they would not have a problem once all the appropriate steps are taken.

**Sewage Capacity/System Development Charges – First United Bank** – Mr. Faberbock stated that the bank is going in at Park Place and Rt. 231; they are using a 4” line which equates to \$50,000 for the water and sewer system development charges (\$25,000 each), and they will have minimal water usage. **Mr. Monanteras motioned to accept the letter from Mr. Faberbock regarding the First United Bank for sewage capacity and system development charges. Seconded by Mr. Hanlon. Motion unanimously passed.**

### **New Business**

Mr. Myers referenced the resolution for the temporary loan to the Town that they need to pass. He stated that he attended a meeting last Friday with Mr. Kil, received a spreadsheet showing the town’s finances and that the Town would like a loan of \$600,000 from the Sanitary District. Because the Town already owes the District \$800,000, the new loan should be repaid as soon as the tax money comes in. He added that the Town is not sure they want to use the PILT (payment in lieu of taxes) the District proposed. Mr. Monanteras expressed concern that the District may need the money in the event Schererville upgrades their water treatment plant in the near future. Discussion ensued regarding the legal requirements of when money needs to be repaid. Mr. Myers mentioned that he made it clear there would be no LS#1 improvements until the \$800,000 is repaid; if construction stops because they run out of taps then that’s what it means. **Ms. Sims-Smierciak motioned to pass Resolution SD #08-09-15 with the addition of “loan is to be paid at the first tax draw the town receives”. Seconded by Mr. Hanlon. Motion unanimously passed.**

**PAYMENT OF BILLS - #2087 - #2093 for \$16,421.56 for Sanitary District & WW Utility #6260 - #6289 for \$94,078.73 - Mr. Monanteras motioned to approve bill payment memos #2087 – #2093 for \$16,421.56 for the Sanitary District and Wastewater Utilities #6260 – #6289 for \$94,078.73. Seconded by Mr. Hanlon. Motion unanimously passed.**

**Any and all business that may come before the Board**

**Public Comment – None**

### **WATERWORKS DISTRICT**

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**Lotton – Water Improvements Update – Gates of St. John** – Mr. Myers stated that Nick Kile sent a letter to Mr. Lotton’s attorney, Todd Leeth, with the Boards’ conditions and their requests for action. Mr. Myers stated that he received an e-mail from Nick Kile today that was a response from Todd Leeth that stated, “I received your letter regarding our client BLB St. John, LLC and the Gates of St. John development. He was out of the office part of last week and was not able to discuss the issues raised in a meaningful way with Mr. Lotton in order to respond. There is a meeting scheduled with Mr. Lotton on Tuesday (tomorrow) and I hope to get back to you shortly after that. Thank you.” Mr. Myers stated that he hopes the Board will hear something in the next few days.

**Caldwell Tank Discussion** – Mr. Myers stated that they have four partial pay estimates that total \$321,945.39. It was reported that the last e-mail received from Caldwell is that they are basically done and it can be operational once it gets filled with water. Mr. Pharazyn stated that Caldwell's opinion is that the tank is substantially complete and his opinion is that once the SCADA system is installed, the tank is substantially complete and ready for operation. As of last week SCADA, has not been started. Mr. Faberbock recommended that they pay #7, #8 and #9 as they have seen progress and should be paid something. **Mr. Monanteras motioned to pay estimates #7, #8 and #9 in the total amount of \$222,507.90. Seconded by Mr. Hanlon. Motion unanimously passed.**

**Status of easement issue for well on Route 41** – Nothing to report

### **New Business**

Mr. Myers commended Mr. Pharazyn and his staff and stated they were out all day yesterday trying to save their wells. Mr. Pharazyn stated that they had a problem over the weekend with wells #3, #4 and #5 and the water treatment plant was in danger of being flooded out due to the rains over the weekend. They built a berm and pumped water out of the building. Discussion ensued. To prevent this from happening in the future he would like to build a levee that starts at U.S. 41 and makes a horseshoe around the water treatment plant. Mr. Pharazyn elaborated on the plan and expects the project to cost about \$60,000 and would take no longer than ten days to two weeks to complete. **Ms. Sims-Smierciak motioned to allow Mr. Pharazyn to do whatever work is necessary to berm the water treatment plant and wells at a cost not to exceed \$60,000. Seconded by Mr. Monanteras. Motion unanimously passed.**

**PAYMENT OF BILLS - #3074 - #3080 for \$16,878.25 for Waterworks District and #4476 - #4535 for \$186,055.70 for Water Utility** – Mr. Hanlon motioned to pay bill payment memos #3074 – #3080 for \$16,878.25 for the Waterworks District and #4476 – #4535 in the amount of \$186,055.70 for the Water Utility. **Seconded by Ms. Sims-Smierciak. Motion unanimously passed.**

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Ms. Sims-Smierciak stated that she heard that the Schererville Waste Water Treatment Plant overflowed, beyond capacity. Mr. Pharazyn said the treatment plant has the capability of bypassing the treatment plant and that was what was going on. He also stated that St. John has the highest elevation in Lake County, roads were closed at about 12 spots throughout town; maybe a half a dozen homes, four of which were totally engulfed with water, across from the Shrine; and Prairie West Park has been the highest it's ever been, four homes came within of about a foot of their basements being engulfed with water

**Public Comment** – None

**Adjournment** – Mr. Hanlon motioned to adjourn the meeting. **Seconded by Mr. Monanteras. Motion unanimously passed.** Meeting adjourned at 6:58 P.M.

Attest:

/s/ Sherry P. Sury, Clerk-Treasurer

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