

Table of Contents

Rago 2025	3
Summerfest Tourism Request	19
Knights of Columbus Letter	20
Elections	21
PD July Monthly Activity Report	22
MonthlyReport	22
OrdinanceReport	29
FD July 2025 Operations	33
FD July 2025 Training Hours	38
Parks Superintendent Report for August 2025	39
Bldg. Dept. NewAllOtherConstructionSumary-July 2025	42
Bldg. Dept. NewConstructionSumary-July 2025	44
CBBEL- L060015 Council Report 081325	46

TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA

ORDINANCE NO. 1517

AN ORDINANCE VACATING A PUBLIC WAY IN THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, AND ALL MATTERS RELATED THERETO.

WHEREAS, on the 22nd day of July, 2025, the Owners of real property located in the Town of Cedar Lake, Lake County, Indiana, legally described in Exhibit "A" attached hereto, petitioned the Town Council of the Town of Cedar Lake, Lake County, Indiana, to vacate a parcel of platted public way legally described in Exhibit "A", attached hereto; and

WHEREAS, a Public Hearing was held on said Petition, after due notice was provided pursuant to the statutory requirements of I.C. §36-7-3-12, as amended from time to time; and

WHEREAS, the Town Council of the Town of Cedar Lake, Lake County, Indiana (hereinafter, the "Town Council"), has considered the presentation and petition, as well as any remonstrances made by interested Parties to the vacation of said platted public way as described herein; and

WHEREAS, the Town Council has reviewed the request of the Owner for vacation of the said platted public way, and has determined that the area sought by Owner to be vacated is not necessary to the growth of the area in which it is located, or to which it is contiguous; further, that the vacation of the platted public way sought to be vacated would not eliminate the Public's access to any Church, School, or any other Public building or place; and

WHEREAS, the Town Council has further determined that the said platted public way so described is a platted public way in a residentially zoned subdivision which is not anticipated as needed for such purpose in the future.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA:

SECTION ONE: That the described portions of the platted public way identified on Exhibit "A", attached hereto, and located in the Town of Cedar Lake, Lake County, Indiana, be vacated, as petitioned for, subject to all conditions of approval required by the Town Council herein, as specified and required to be included herein.

SECTION TWO: That all existing Ordinances, or parts thereof, in conflict with the provisions of this Ordinance, are hereby deemed null, void, and of no legal effect, and are specifically repealed.

SECTION THREE: If any section, clause, provision, or portion of this Ordinance shall be held to be invalid or unconstitutional by any Court of competent jurisdiction, such decision shall not affect any other section, clause, provision, or portion of this Ordinance.

SECTION FOUR: That this Ordinance shall take effect, and be in full force and effect, from and after its passage and adoption by the Town Council of the Town of Cedar Lake, Lake County, Indiana, and recordation in the Office of the Recorder of Lake County, Indiana, in conformance with applicable law; further, that no signatures shall be made hereto until the Town Council conditions for adoption are fulfilled and verified as such.

ALL OF WHICH IS PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, ON THIS ____ DAY OF _____, 2025.

**TOWN OF CEDAR LAKE, LAKE COUNTY,
INDIANA, TOWN COUNCIL**

Nick Recupito, President

Greg Parker, Vice-President

Robert H. Carnahan, Member

Julie A. Rivera, Member

Mary Joan Dickson, Member

Richard C. Thiel Jr, Member

Chuck Becker, Member

ATTEST:

JENNIFER N. SANDBERG, IAMCA, CMC, CPFIM
Clerk-Treasurer

EXHIBIT A

A 10 foot abandoned walkway of the Chicago, Indianapolis and Louisville Railroad along the East side of Outlots 20 & 21, between R=1882.23' and R=1872.23', and West of the abandoned Chicago, Indianapolis and Louisville Railroad, on the North side of West 139th Avenue in Lake Shore Addition to Cedar Lake, Indiana, being a subdivision of part of the South ½ of Section 27, Township 34 North, Range 9 West of the 2nd P.M., as the same appears of record in Plat Book 20, page 9, in the Recorder's Office in said County.

Town of Cedar Lake

Public Way Vacation Application

1. List the street name and block or general vicinity of the public way vacation request.

8448 W. 139th Ave.

2. List all property tax key numbers relating to address or general vicinity of public way listed in item 1. Also, attach to this application a plat of survey and a full legal description of public way involved in this request. The legal description shall be prepared by a certified engineer or land surveyor.

45-15-27-407-027.000-014

3. Indicate the reason(s) for your request to vacate the public way described in item 2.

10' abandoned walkway along east side of outlots 20 & 21 and on the north side of West 139th Ave in Lake Shore Addition to Cedar Lake, IN. We want to move the wires in this area so we can build a deck. Attached is the FILED easement access

Property Owner(s) Information	Petitioner(s) Information (If different than owner.)
Name(s) John C. Rago Jr & Dorys Jean Rago	Name(s) for NIPSCO and their request of a 7.5' utility easement to be reserved within the 10' wide area to be vacated on the far end North side.
Mailing Address 8448 W. 139 th Ave.	Mailing Address
City, State, Zip Cedar Lake, IN 46303	City, State, Zip
Phone	Phone
Alternate Phone	Alternate Phone
Fax	Fax

I (We) the undersigned now state that the information contained in this application and all attached exhibits are true and correct to the best of my (our) knowledge and belief and that I (we) have read all the information contained above and that I (we) am/are submitting such facts and figures to the Cedar Lake Town Council for the purpose of this request for the above referenced real estate.

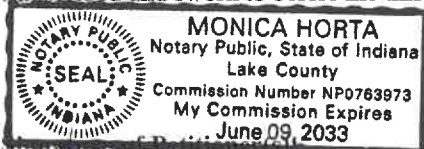
Signature of Owner(s):

[Redacted Signature]

[Redacted Signature]

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Subscribed and sworn to before me this 22 day of July, 2025.



[Redacted Signature]
Notary Public
My Commission Expires June 9, 2033

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Subscribed and sworn to before me this 22 day of July, 2025.



[Redacted Signature]
Notary Public
My Commission Expires June 9, 2033

Filing Information

Date	
Fee	\$200.00
Check #	
Receipt #	
By	

Zoning Information

Property	
North	
East	
South	
West	

Comments and Notes:

Waive Fees SK

PAID for Previous Application that
was NOT Considered due to
Utility lines Not being Moved TK

LEGAL DESCRIPTION:

10 foot abandoned walkway of the Chicago, Indianapolis and Louisville Railroad along the East side of Outlots 20 & 21, between R=1882.23' and R=1872.23, and West of the abandoned Chicago, Indianapolis and Louisville Railroad, on the North side of West 139th Avenue in Lake Shore Addition to Cedar Lake, Indiana, being a subdivision of part of the South ½ of Section 27, Township 34 North, Range 9 West of the 2nd P.M., as the same appears of record in Plat Book 20, page 9, in the Recorder's Office in said County.

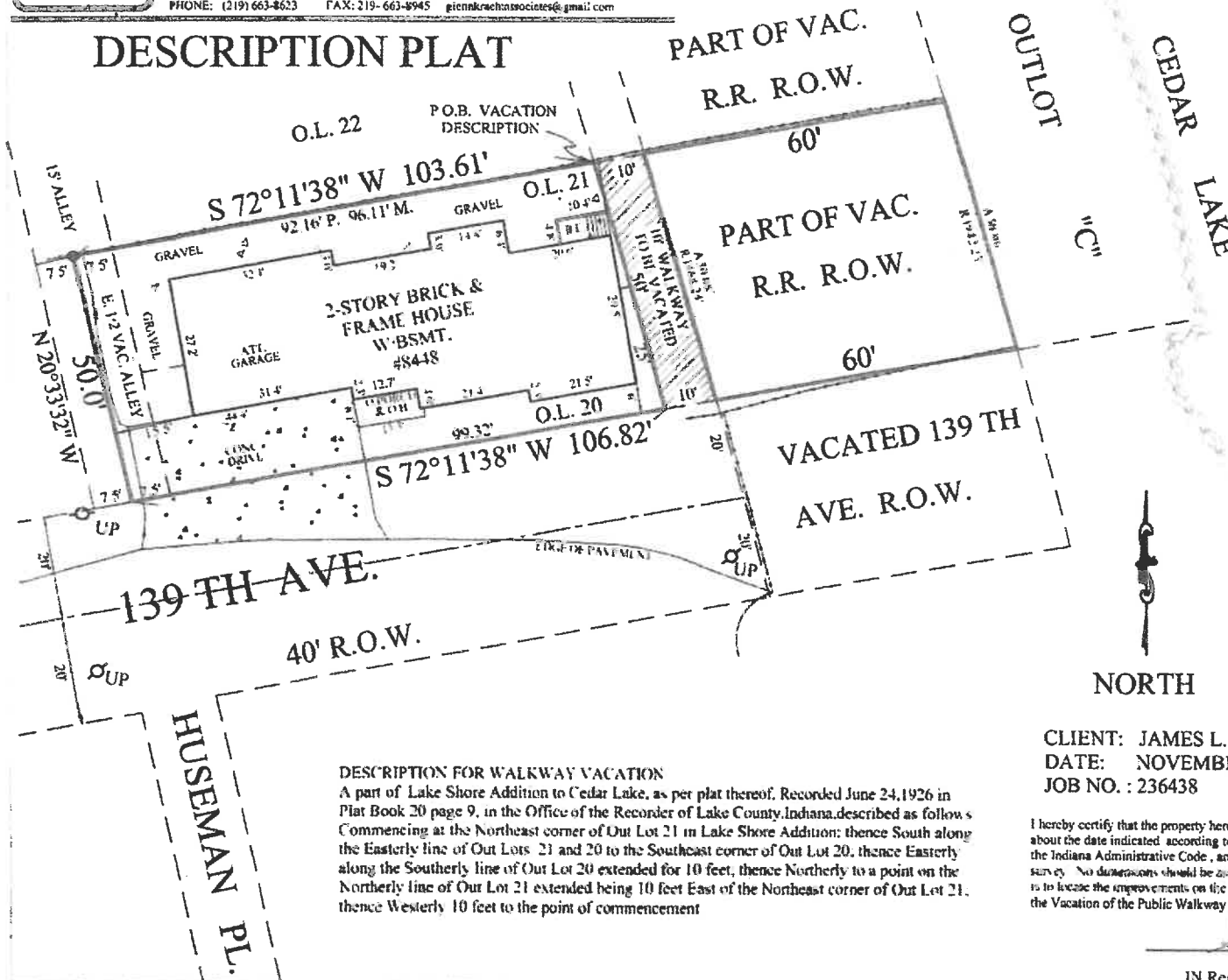
EXHIBIT A



GLENN KRACHT ASSOCIATES

314 FAIRFIELD DRIVE CROWN POINT, IN 46307
PHONE: (219) 663-8623 FAX: 219-663-8945 glennkrachtassociates@gmail.com

DESCRIPTION PLAT



PROPERTY ADDRESS:
8448 W. 139TH AVENUE CEDAR LAKE, IN 46303

LEGAL DESCRIPTION:
OUT-LOTS TWENTY (20) AND TWENTY-ONE (21), IN LAKE SHORE ADDITION TO CEDAR LAKE, INDIANA, BEING A SUBDIVISION OF PART OF THE SOUTH ONE-HALF OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2ND P.M., AS THE SAME APPEARS OF RECORD IN PLAT BOOK 20, PAGE 9, IN THE RECORDER'S OFFICE IN SAID COUNTY; AND, PART OF THE ABANDONED RIGHT OF WAY OF THE CHICAGO, INDIANAPOLIS AND LOUISVILLE RAILROAD, IN THE SOUTH HALF OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2ND P.M., TO WIT: BEGINNING AT THE NORTHEAST CORNER OF OUT-LOT 21 IN LAKE SHORE ADDITION TO CEDAR LAKE, INDIANA (AS SAID SUBDIVISION APPEARS OF RECORD IN PLAT BOOK 20, PAGE 9); THENCE EASTERLY 70 FEET ON THE NORTH LINE OF SAID OUT-LOT 21 EXTENDED THENCE SOUTHERLY 50 FEET TO A POINT 70 FEET EASTERLY OF THE SOUTHEAST CORNER OF OUT-LOT 20 IN SAID LAKE SHORE ADDITION, ON THE SOUTH LINE OF SAID OUT-LOT 20 EXTENDED; THENCE WESTERLY 70 FEET TO THE SOUTHEAST CORNER OF SAID OUT-LOT 20; THENCE NORTHERLY 50 FEET TO THE PLACE OF BEGINNING; EXCEPTING THEREFROM THE WESTERLY 10 FEET THEREOF BY PARALLEL LINES, IN LAKE COUNTY, INDIANA.

PARCEL ID #45-15-27-407-027.000-014
OWNERS: JOHN C RAGO & D JEAN RAGO

NORTH

CLIENT: JAMES L. WIESER
DATE: NOVEMBER 14, 2023
JOB NO.: 236438

SCALE: 1" = 20'



I hereby certify that the property herein was surveyed under my supervision on or about the date indicated according to TITLE 865, ARTICLE 1, CHAPTER 12 of the Indiana Administrative Code, and that the plat hereon drawn represents said survey. No dimensions should be assumed or scaled. The purpose of this Survey is to locate the improvements on the property and to provide a Description for the Vacation of the Public Walkway

Glenn H. Kracht
IN Registered Surveyor No. 9400001



This Side for Office Use Only

Filing Information

Date	12/2/24
Fee	\$200.00
Check #	7016
Receipt #	
By	KS

Zoning Information

Property	
North	
East	
South	
West	

Comments and Notes: Application was lost, but
hearing never held.

Change: \$0.00

TOWN OF CEDAR LAKE
PO BOX 707
CEDAR LAKE, IN 46303-0707
Phone : (219) 374-7000
WWW.CEDARLAKEIN.ORG

Received From:
JOHN RAGO
8448 W. 139TH AVE
CEDAR LAKE IN 46303

Date: 12/02/2024 Time: 2:23:14 PM
Receipt: 750257
Cashier: SMITK
Workstation: FRONT1 Drawer: 1

VACATION WAY

ITEM REFERENCE	AMOUNT
PLAN PLANNING DEPARTMENT	
PLAN/VACATION WAY	
101-000-616.000	\$200.00
TOTAL	\$200.00
	\$200.00
Total Tendered:	\$200.00

Payment for vacation application

mailed 7/10/25

NIPSCO Survey & Land

Attn: Russ Dillon

801 E 86th Ave.

Merrillville, IN 46410

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:
Northern Indiana Public Service Company LLC
Attn: Survey & Land
801 E 86th Avenue
Merrillville, IN 46410

CROSS-REFERENCE: In accordance with Indiana Code § 32-23-2-5(a), the easement described below burdens the real estate acquired by Warranty Deed dated September 6, 2018 and recorded in the Office of the Recorder for Lake County, Indiana, as Document No. 2018-065542 on September 24, 2018.

EASEMENT FOR ELECTRIC FACILITIES

EASEMENT # 201563

THIS EASEMENT FOR ELECTRIC FACILITIES (this "Easement") is granted by JOHN C. RAGO and DORYS JEAN RAGO, Husband and Wife, whose address is 8448 W. 139th Avenue, Cedar Lake, IN 46303 ("Grantor") in favor of Northern Indiana Public Service Company LLC, an Indiana limited liability company, with its principal place of business located at 801 E. 86th Avenue, Merrillville, Indiana 46410 ("Grantee").

WITNESSETH

In consideration of \$10.00, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants to Grantee an easement for the exclusive right to perform the following under, upon, on, over, across and through Grantor's property located in Lake County, Indiana (the "Premises"):

1. construct, erect, install, operate, maintain, replace (within the Easement Area as defined below), repair, alter the size of, remove, renew, replace or abandon (in place) towers and poles and to string, wires, cables, conductors, grounds, anchor and guy wires, fiber optic, pull boxes and other necessary equipment upon and between such towers and poles, and to also construct, install, operate, maintain, replace, repair, alter the size of, remove, renew, replace or abandon underground ducts and conduits, underground wires, cables, conductors, manholes, pads for transformers with transformers located thereon and other necessary appurtenances (collectively, the "NIPSCO Facilities");

2. construct, operate, maintain, replace, repair, alter the size of, and remove or abandon underground communication systems for the transmission of video, data and voice communications, with appurtenant facilities, including, without limitation, conduits, cables, equipment, splicing boxes, wires, cathodic protection, and fiber optics cable;

3. perform pre-construction work;
4. ingress to and egress from the Easement Area (as defined below) by means of existing or future roads and other reasonable routes on the Premises and on Grantor's adjoining lands;
5. exercise all other rights necessary or convenient for the full use and enjoyment of the rights herein granted, including the right from time to time to: (a) clear the Easement Area of all obstructions and (b) clear, cut, trim and remove any and all vegetation, trees, undergrowth and brush and overhanging branches from the Easement Area by various means, including the use of herbicides approved by the State of Indiana or the United States Environmental Protection Agency (or successor-in-duty).

The NIPSCO Facilities are to be located within the limits of the permanent right of way further depicted on Exhibit A and described on Exhibit B, both attached hereto and incorporated herein (the "Easement Area").

The Grantor may use and enjoy the Easement Area, to the extent such use and enjoyment does not interfere with Grantee's rights under this Easement. Grantor shall not construct or permit to be constructed or place any structure, including but not limited to, mobile homes, dwellings, garages, out-buildings, pools, decks, man-made bodies of water, trees, shrubbery, leach beds, septic tanks, on or over the Easement Area, or any other obstructions on or over Easement Area that will, in any way, interfere with the construction, maintenance, operation, replacement, or repair of the NIPSCO Facilities or appurtenances constructed under this Easement. Grantor will not change the depth of cover or conduct grading operations within the Easement Area, without the written consent of the Grantee. Grantor shall not construct or permit to be constructed or place any unapproved fences, unapproved roads, passageways or trails (gravel or paved) within the Easement Area, without the written consent of the Grantee. Grantor will not engage in, and will not permit, the dumping of refuse or waste, or the storage of any materials of any kind. Grantor will not engage in, and will not permit, the operation of any heavy machinery or equipment over the Easement Area, without the written consent of the Grantee. Grantor will not cause, and will not permit any third parties to cause, the Easement Area to be covered by standing water, except in the course of normal seasonal irrigation.

The Grantee will replace and restore the area disturbed by the laying, construction, operation, replacement, and maintenance of any NIPSCO Facilities to as near as practical to its original condition, except as provided herein.

With regard to the Easement Area, Grantor will assume all risk, liability, loss, cost, damage, or expense for any and all pollutants, contaminants, petroleum, hazardous substances and endangerments on or under the Premises, except those which result from Grantee's use of and activities on the Premises. Grantee will give Grantor written notice of any claim, demand, suit or action arising from any pollutants, contaminants, petroleum, hazardous substances and endangerments on or under the Premises within ten (10) business days from the date that Grantee becomes aware of such claim, demand, suit or action.

Grantor and Grantee agree that, except to the extent caused by the acts or omissions of the Grantee or its representatives and contractors, the Grantee shall not be liable for, and is hereby released from, any and all claims, damages, losses, judgments, suits, actions and liabilities, whether arising during, prior to or subsequent to the term of this Easement, related to the presence of pollutants, contaminants, petroleum, hazardous substances or endangerments in, beneath or along the Premises.

Grantee agrees to pay for any damage to marketable timber, crops, approved fences (if any) and approved tile drains (if any) that is caused by the activities conducted pursuant to this Easement.

The rights, privileges and terms hereby shall extend to and be binding upon the Grantor and the Grantee and their representatives, heirs, successors and assigns.

IN WITNESS WHEREOF, the Grantor has duly executed this Easement this 10th day of July 2025.

By: [Redacted]
JOHN C. RAGO

By: [Redacted]
DORYS JEAN RAGO

State of Indiana)
County of Lake) ss

BE IT REMEMBERED that on this 10th day of July, 2025,
before me, a Notary Public in and for said county and state aforesaid, personally appeared
JOHN C. RAGO and DORYS JEAN RAGO, Husband and Wife, and acknowledged the execution of the foregoing
instrument as their voluntary act and deed for the uses and purposes set forth.

WITNESS my hand and notarial seal this 10th day of July, 2025.

Print Name Kathlyn Johnston (SEAL)

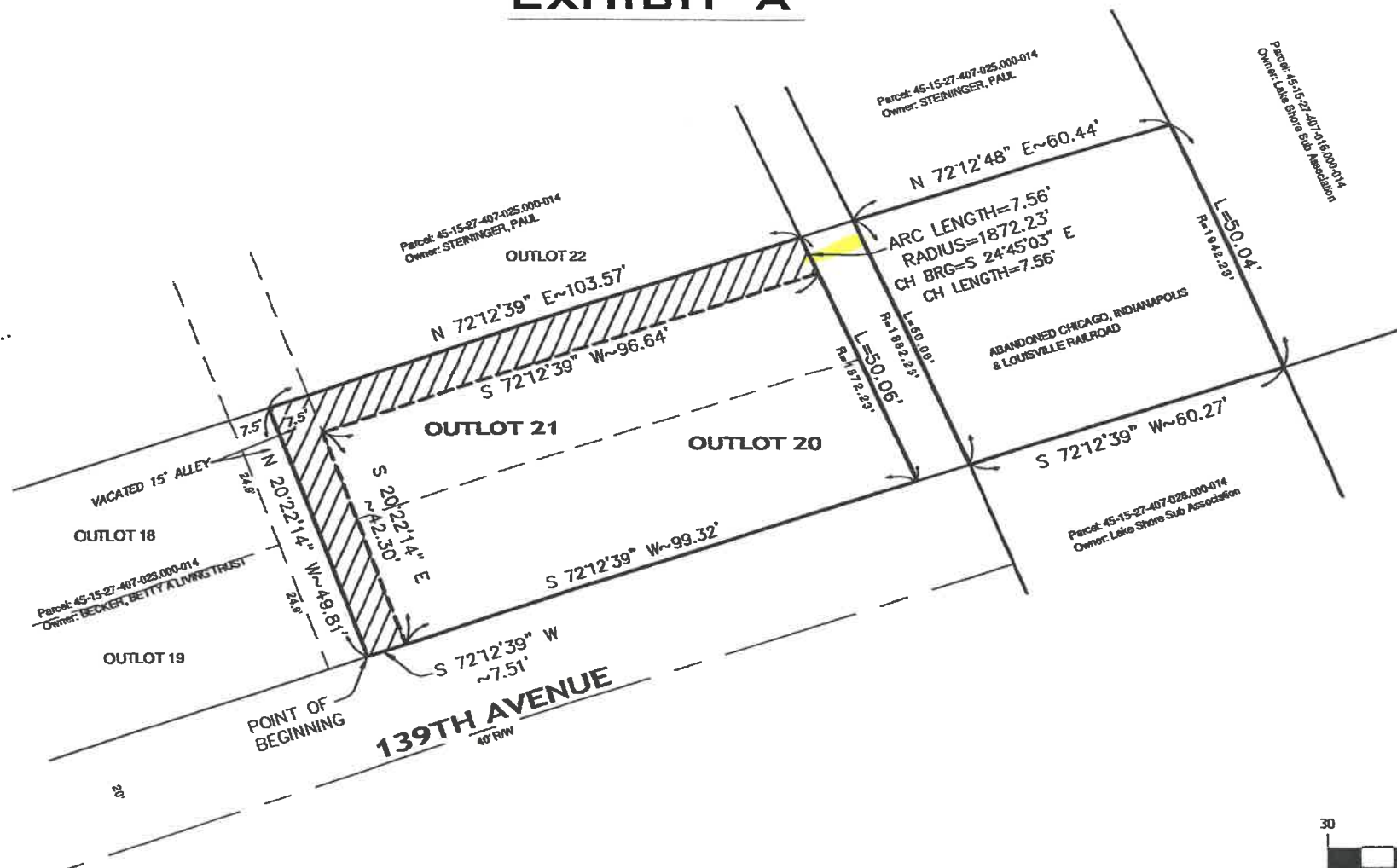
Sign Name [Redacted]
Notary Public

KATLYN JOHNSTON
NOTARY PUBLIC - SEAL
STATE OF INDIANA
COMMISSION NUMBER NP0735739
MY COMMISSION EXPIRES AUG. 24, 2029

My Commission Expires 8/24/2029
A Resident of Porter County, Indiana

This instrument prepared by: Kathryn A Bryan, NIPSCO Legal Counsel. "I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Kathryn A Bryan, NIPSCO Legal Counsel.

EXHIBIT "A"



A north arrow pointing upwards with a stylized 'N' in the center. Below it is a graphic scale bar with alternating black and white segments. The scale is marked with '0', '15', and '30'. Below the scale bar, the text '1 INCH = 30 FT.' is printed.

Z:\Lake Shore Addition Cedar Lake 20-9\dwg\Lots 20 & 21 2019-0361.dwg 7/8/2025 11:32:08 AM CDT

8448 W 139TH AVENUE, CEDAR LAKE, IN 46303

OUTLOTS 20 AND 21, IN LAKE SHORE ADDITION TO CEDAR LAKE, INDIANA, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, AS THE SAME APPEARS OF RECORD IN PLAT BOOK 20, PAGE 9, IN THE RECORDER'S OFFICE IN LAKE COUNTY

JOB # : 2025-0276

SCALE : 1"=30'

DRAWN: JSA

CLIENT: JOHN RAGO

DATE: JULY 8, 2025

PAGE 1 OF 2

TORRENGA SURVEYING, LLC

PROFESSIONAL LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321

TEL. No.: (219) 836-8918 WEBSITE: WWW.TORRENGA.COM

SURVEYOR'S STATEMENT

THE PURPOSE OF THIS DOCUMENT IS TO CREATE A UTILITY EASEMENT TO BE GRANTED TO NORTHERN INDIANA PUBLIC SERVICE COMPANY FROM A PARCEL OF LAND DEEDED TO: JOHN C. RAGO AND DORYS JEAN RAGO IN A WARRANTY DEED DATED SEPTEMBER 6, 2018 AND RECORDED SEPTEMBER 24, 2018 AS DOCUMENT NUMBER 2018-065542 IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA.

THIS IS NOT A BOUNDARY SURVEY

This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report.

Dear Sir

JOHN STUART ALLEN - Registered Land Surveyor No. LS29900011



EXHIBIT "B"

7.5' NORTHERN INDIANA PUBLIC SERVICE COMPANY EASEMENT DESCRIPTION:

ALL THAT PART OF OUTLOTS 20 AND 21, IN LAKE SHORE ADDITION TO CEDAR LAKE, INDIANA, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, AS THE SAME APPEARS OF RECORD IN PLAT BOOK 20, PAGE 9, IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHERLY MOST SOUTHWEST CORNER OF SAID OUTLOT 20; THENCE NORTH 20 DEGREES 22 MINUTES 14 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID OUTLOTS 20 AND 21, A DISTANCE OF 49.81 FEET TO THE NORTHWESTERLY CORNER OF SAID OUTLOT 21; THENCE NORTH 72 DEGREES 12 MINUTES 39 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF SAID OUTLOT 21, A DISTANCE OF 103.57 FEET TO THE NORTHEASTERLY CORNER OF SAID OUTLOT 21 AND A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1872.23 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 7.56 FEET (CHORD BEARING SOUTH 24 DEGREES 45 MINUTES 03 SECONDS EAST, A CHORD LENGTH OF 7.56 FEET); THENCE SOUTH 72 DEGREES 12 MINUTES 39 SECONDS WEST PARALLEL WITH AND 7.50 FEET SOUTH, AS MEASURED BY PARALLEL LINES, OF THE SAID NORTHWESTERLY LINE, A DISTANCE OF 96.64 FEET TO A POINT 7.50 FEET NORTHEASTERLY, AS MEASURED BY PARALLEL LINES, OF THE SAID SOUTHWESTERLY LINE ; THENCE SOUTH 20 DEGREES 22 MINUTES 14 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 42.30 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID OUTLOT 20; THENCE SOUTH 72 DEGREES 12 MINUTES 39 SECONDS WEST ALONG SAID SOUTHEASTERLY LINE, A DISTANCE 7.51 FEET TO THE POINT OF BEGINNING.

Z:\Lake Shore Addition Cedar Lake 20-9\dwg\Lots 20 & 21 2019-0361.dwg 7/8/2025 11:32:08 AM CDT

8448 W 139TH AVENUE, CEDAR LAKE, IN 46303

OUTLOTS 20 AND 21, IN LAKE SHORE ADDITION TO CEDAR LAKE, INDIANA, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, AS THE SAME APPEARS OF RECORD IN PLAT BOOK 20, PAGE 9, IN THE RECORDER'S OFFICE IN LAKE COUNTY

JOB # : 2025-0276

SCALE : N/A

DRAWN: JSA

CLIENT: JOHN RAGO

DATE: JULY 8, 2025

PAGE 2 OF 2

TORRENGA SURVEYING, LLC

PROFESSIONAL LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321

TEL. No.: (219) 836-8918 WEBSITE: WWW.TORRENGA.COM

SURVEYOR'S STATEMENT

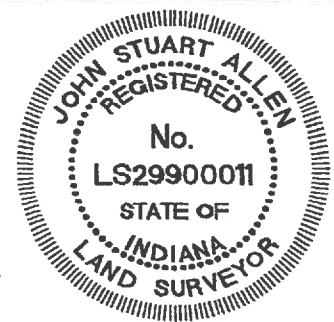
THE PURPOSE OF THIS DOCUMENT IS TO CREATE A UTILITY EASEMENT TO BE GRANTED TO NORTHERN INDIANA PUBLIC SERVICE COMPANY FROM A PARCEL OF LAND DEEDED TO: JOHN C. RAGO AND DORYS JEAN RAGO IN A WARRANTY DEED DATED SEPTEMBER 6, 2018 AND RECORDED SEPTEMBER 24, 2018 AS DOCUMENT NUMBER 2018-065542 IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA.

THIS IS NOT A BOUNDARY SURVEY

This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report.



JOHN STUART ALLEN - Registered Land Surveyor No. LS29900011





Account Number: [REDACTED]
Statement Date: 05/29/2025
125
Page 1 of 1

Contact Us



Phone

Customer Service
1-800-464-7726
For credit questions, call
7 A.M. - 7 P.M. CT Mon. - Fri.

Emergency Service 24/7

1-800-634-3524
For gas leaks or odor of gas
1-800-464-7726
Report electric lines down or power
outage

Pay by credit/debit card
Call 1-855-763-6277 (Payment
convenience fee will apply)

For hearing-impaired TDD
1-800-635-0952



Web

Make payments and access your
account at NIPSCO.com



Mail Payments

NIPSCO
P.O. Box 13007
Merrillville, IN 46411-3007



Payment Locations

Find locations online at
NIPSCO.com

Account Profile

Customer Name:

Jean Rago

Your Contact Information:

Jean Rago
8448 W 139Th Ave
Cedar Lake IN 46303-8999

Pre-paid Job Order

A FIRM ESTIMATE Job Order has been created for CONTRIBUTION.
This Job Order is for the purpose of:

RELOCATE ELECTRIC SERVICE

Upon receipt of your payment in the amount of **\$29,357.00**, we will
schedule your request.

If the Job Order has already been paid, please disregard.

Should you have any questions regarding this matter, please call
1-219-886-5673 and ask to speak with KELLY HAYS.

Current Charges Due

\$29,357.00

Your Safety

Report a Power Outage

To report an electric power outage, call us or
visit NIPSCO.com/OutageCenter.

Gas Safety

In case of an emergency, such as odor of gas,
carbon monoxide or fire:

1. Leave the building or area immediately.
2. Leave windows and doors in their positions
and avoid doing anything that could cause
a spark.
3. From a safe place, away from the building
or area, call **911** and NIPSCO at **1-800-634-
3524**.

Always call 8-1-1 Before you Dig

If you're planning a home or landscaping
project, call Indiana 811 at least two business
days before digging. A representative will mark
the approximate location of underground utility
lines for free.



Electric Safety

Stay away from downed or hanging power lines
or anything touching them. Please call 1-800-
464-7726 to report any hazardous situations.

Employee Identification

All our employees and contractors carry photo
identification. Ask to see it before allowing
anyone who claims to be a utility representative
into your home. Call the police if you see
suspicious activity.

mailed 7/11/25

\$ 29,357

SURVEYOR'S REPORT:

This Plat represents a Retacement Survey of the Parcel described in the "Subject Parcel" section of this survey.

THEORY OF LOCATION:

This Survey is based on the locations of called-for and uncalled-for monuments found at or near the corners of the subject parcel, and at or near the corners of adjacent parcels as shown herein.

REFERENCE WAS MADE TO THE FOLLOWING:

1. A record Subdivision Plat of Cedar Lake Addition to Cedar Lake, Indiana, as per plat thereof, recorded in Plat Book 106, Page 46, and under Instrument No. 2013-053720, dated July 23, 2013, in the Office of the Recorder of Lake County, Indiana.
2. A Plat of Survey of the Subject Parcel, performed by Anthony D. Smierciak (P.L.S., No. LS20600129), dated July 21, 2016, and under Job Number 16-322.
3. A record Subdivision Plat of Lake Shore Addition to the Town of Cedar Lake as per plat thereof, recorded in Plat Book 20, Page 08, in the Office of the Recorder of Lake County, Indiana.

The purpose of this Plat of Survey was to perform a retracement survey of the above described parcels of land. A search was performed throughout the surveyed parcel and surrounding parcels of land for boundary corner monuments and the results of said search are shown hereon. The basis of bearings for this survey was the bearings on the lines taken from reference plat 2. I found boundary corners shown on reference plat 1 and 2 which matched with the distances shown on reference plat 3.

A.) AVAILABILITY OF MONUMENTS:

Uncertainties in Monument locations are noted in detail on the monument table.

B.) OCCUPATION AND POSSESSION:

The apparent uncertainties resulted due to occupation or possession lines, are the fences shown in detail on the survey.

C.) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS:

No apparent ambiguity in the record description of the subject parcel.

D.) RELATIVE POSITIONAL ACCURACY (due to random errors in measurements):

The survey performed met the requirements of a SUBURBAN SURVEY according to the 606 IAC 1.1-1.12 et seq. The allowable relative positional accuracy is not less than 0.13 feet (40 millimeters) plus 100 parts per million for set monuments.

PLAT OF SURVEY

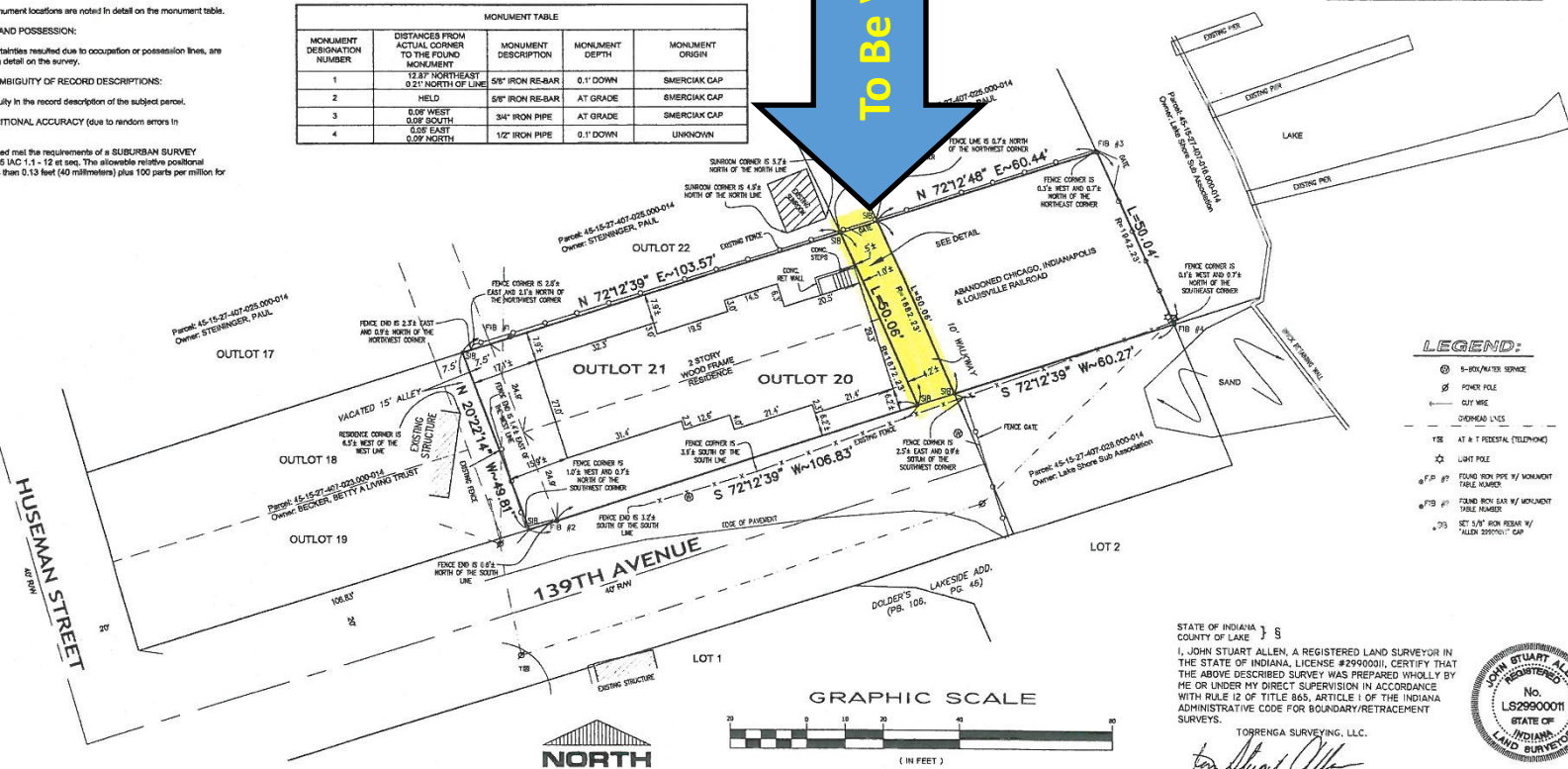
SUBJECT PARCEL LEGAL DESCRIPTION (AS PER WARRANTY DEED NO. 2018-065542, RECORDED ON SEPTEMBER 24, 2018 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA):

OUTLOTS 20 AND 21, IN LAKE SHORE ADDITION TO CEDAR LAKE, INDIANA, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, AS THE SAME APPEARS OF RECORD IN PLAT BOOK 20, PAGE 9, IN THE RECORDER'S OFFICE IN LAKE COUNTY; AND PART OF THE ABANDONED RIGHT OF WAY OF THE CHICAGO, INDIANAPOLIS AND LOUISVILLE RAILROAD, IN THE SOUTH HALF OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN TO WIT: BEGINNING AT THE NORTHEAST CORNER OF OUTLOT 20; THENCE SOUTHERLY 70 FEET ON THE SOUTHERLY LINE OF SAID OUTLOT 20; THENCE SOUTHERLY 50 FEET TO A POINT 70 FEET EASTERLY OF THE SOUTHEAST CORNER OF OUTLOT 20 IN SAID LAKE SHORE ADDITION; THENCE EASTERLY 70 FEET ON THE SOUTHERLY LINE OF SAID OUTLOT 20; THENCE NORTHERLY 70 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 20; THENCE NORTHERLY 70 FEET THEREOF BY PARALLEL LINES, IN LAKE COUNTY, INDIANA, AND THE EASTERLY LAKE SHORE ADDITION TO CEDAR LAKE.

DESCRIPTION OF 10.0 FOOT STRIP TO BE VACATED:

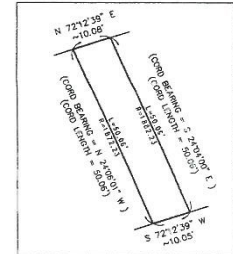
All that part of a Path Easement as shown on the recorded plat of Lake Shore Addition to the Town of Cedar Lake, Recorder, Lake County, Indiana, more particularly described as follows: Beginning at the Southeast corner of Outlot 20 and Outlot 21 in said Lake Shore Addition being a curve concave to the Southwest and having a radius of 10.0 feet (10.00 feet), to the Northeast corner of said Outlot 21; thence North 72°12'39" East along the southerly line of said Outlot 21, a distance of 10.08 feet to a point on a curve concave to the Southwest and having a radius of 50.08 feet being parallel with and 10.00 feet Northerly of the Northerly line of said Outlot 20 and Outlot 21; thence North 72°12'39" East along the southerly line of said Outlot 20, a distance of 10.05 feet to the Point of Beginning.

MONUMENT TABLE				
MONUMENT DESIGNATION NUMBER	DISTANCES FROM ACTUAL CORNER TO THE FOUND MONUMENT	MONUMENT DESCRIPTION	MONUMENT DEPTH	MONUMENT ORIGIN
1	12.87' NORTHEAST 0.21' NORTH OF LINE	5/8" IRON RE-BAR	0.1' DOWN	SMERCIK CAP
2	HELD	5/8" IRON RE-BAR	AT GRADE	SMERCIK CAP
3	0.08' WEST 0.08' SOUTH 0.08' EAST 0.08' NORTH	3/4" IRON PIPE	AT GRADE	SMERCIK CAP
4		1/2" IRON PIPE	0.1' DOWN	UNKNOWN



THIS PROPERTY IS LOCATED IN FLOOD ZONE(S) 2C UNSHADED, AS DETERMINED BY USGS SCALE MEASUREMENT FOR LOCATION UPON THE APPLICABLE FLOOD INSURANCE RATE MAP FOR THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, AS SHOWN IN COMMUNITY PANEL 1809000331E, EFFECTIVE JANUARY 18, 2012.

DETAIL OF PROPOSED VACATION



LEGEND:

- 7.5' 5-INCH WATER SERVICE
- POWER POLE
- UTILITY WIRE
- OVERHEAD LINES
- 1/2\"/>

STATE OF INDIANA }
COUNTY OF LAKE }
I, JOHN STUART ALLEN, A REGISTERED LAND SURVEYOR IN THE STATE OF INDIANA, LICENSE #2990001, CERTIFY THAT THE ABOVE DESCRIBED SURVEY WAS PREPARED WHOLLY BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH RULE 12 OF TITLE 865, ARTICLE I OF THE INDIANA ADMINISTRATIVE CODE FOR BOUNDARY/RETRACEMENT SURVEYS.

TORRENGA SURVEYING, LLC.

John Stuart Allen
JOHN STUART ALLEN - Registered Land Surveyor No. LS29900011



CLIENT: JOHN RAGO

DATE: JULY 10, 2018

JOB NO: 2020-0368

SCALE: 1"=20'

DRAWN: OP

21 Lake Shore Addition Cedar Lake 23-24 Hwy Lake 23 & 21 2019-0361.dwg 6/18/2020 2:40:31 PM CBT

PLAT OF SURVEY LAKE SHORE ADDITION

8448 W. 139TH AVENUE
IN THE TOWN OF CEDAR LAKE, INDIANA
LAKE COUNTY, INDIANA

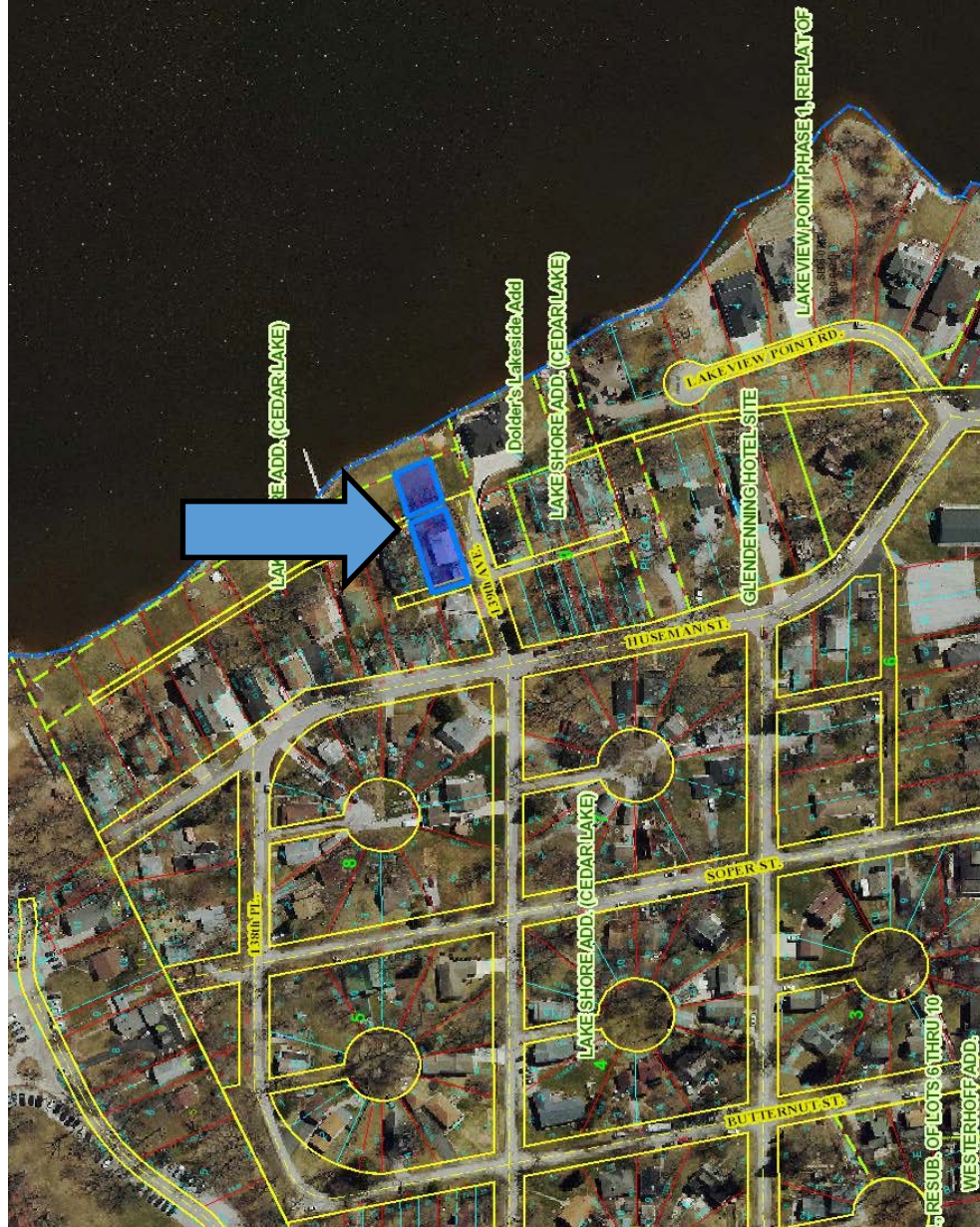
TORRENGA SURVEYING, LLC
PROFESSIONAL LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321

TEL. NO.: (219) 854-8918

WEBSITE: WWW.TORRENGA.COM



RAGO PUBLIC VACATION



August 19, 2025

ALL TOWN FUNDS	\$318,452.22
----------------	--------------

WASTEWATER OPERATING	\$27,666.64
----------------------	-------------

WATER UTILITY	\$57,889.74
---------------	-------------

STORM WATER	\$66,171.89
-------------	-------------

PAYROLL 8/14/25	\$417,204.63
-----------------	--------------

JULY REMITTANCES	\$355,965.93
------------------	--------------



P.O. Box 188, Cedar Lake, IN 46303

January 17, 2025

Dear Cedar Lake Town Council,

The Cedar Lake Summerfest Committee, Inc. is proud to present the 43rd Annual Cedar Lake Summerfest. This special event provides our community and its visitors a very traditional venture for a family to celebrate our nation's birthday.

We are seeking funds from the Tourism Fund to enhance the public's experience at our event. We will provide our traditional activities such as: Cardboard Boat Race, Car Show, Talent Show, Live Entertainment and Fireworks to name a few. We hope to add some new activities to our venue if funds are available.

This festival has attracted 1,000's of people to our community daily over a 4-day period. Visitors not only visit the festival, but also our local businesses. Our business owners express the added traffic they experience is very beneficial to the economy of Cedar Lake.

Our volunteers greatly appreciate your time and are looking forward to hearing from you. If you have any questions, please do not hesitate to call me at 219-776-2634

Sincerely,


Kathy Broomhead
Co-Chairman

8/6/25

Jim Corey

Treasurer, Marian Home Association

The Knights of Columbus

13039 Wicker Avenue

Cedar Lake, IN 46303

Dear Mr. Eldridge,

I'm reaching out to you on behalf of The Knights of Columbus, an organization that has proudly served our community since 1954. We are excited to announce our upcoming event, The Haunted Forest, a yearly haunted trail that has become a much-anticipated tradition in our area. This event attracts over 4,000 people from our area, Illinois and Michigan. We created The Haunted Forest to generate funds to cover our operational expenses and improvements to our facility.

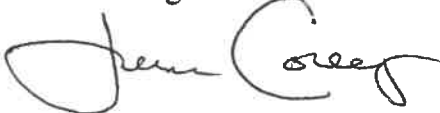
Each year, we undertake the massive challenge of redesigning the trail, incorporating new scares and scenes to provide an unforgettable experience for all who attend. This endeavor is not only time-intensive but also incurs significant costs. In order to continue this tradition and ensure its success, we are seeking your financial support.

Your contribution to The Marian Home Association, the financial entity of The Knights of Columbus, will not only help us bring The Haunted Forest to life but will also support our broader mission. The Knights of Columbus has been a staple in our community, providing numerous benefits such as:

- An annual community clothing giveaway for those in need.
- Serving as an election location, facilitating civic engagement.
- Hosting a monthly blood drive, saving countless lives.
- Offering a rental space for parties and community events at an affordable rate.

Thank you for considering our request. We deeply appreciate any amount you can contribute to The Marian Home Association. If you have any questions or would like more information, please feel free to contact me at 219-629-3635 or jimcorey229@yahoo.com.

With gratitude,

A handwritten signature in black ink, appearing to read "Jim Corey". The signature is fluid and cursive, with the first name "Jim" and last name "Corey" clearly distinguishable.

Jim Corey

Marian Home Treasurer

From: Michelle Fajman <fajmamr@lakecountyin.org>

Sent: Tuesday, August 12, 2025 1:55 PM

To: Carl Brittingham <carl.brittingham@cedarlakein.gov>

Subject: 2025 Special General Election

External Email

RE: Polling place usage for the General Special Election

Thank you for allowing us to use your facility as a polling location in past elections. This November, we will be conducting a Special Election on Tuesday, November 4, 2025. This Election will be comprised of precinct/polling locations within the Lake Central Community School Corporation and the Hanover Community School Corporation. If you are receiving this letter, then your facility is within one of the districts.

We are requesting your approval to use your facility and confirm that our contact information is accurate. If the information is incorrect, please update it accordingly. The emergency contact should be a person who has keys to the building and can provide information if needed, as to when and where to deliver the machines. All machines are to be kept in a secure location to avoid any tampering. Please be sure that the machines are available for the poll workers on the Monday before the election. The facility will need to be open on Tuesday, Election Day, November 4, 2025, at 5:00 a.m. You can return the portion below via fax (219)755-3801 or email:

fajmamr@lakecountyin.org

Thank you in advance for allowing us to use your facility on Election Day.

Sincerely,

Michelle R. Fajman, Director

Lake County Board of Elections and Registration

219-755-3819

Location has been approved _____ Denied/Only private locations can be Denied

IC 3-11-8-4 School buildings, fire stations, and all other public buildings shall be made available without charge to a county for holding an election.

INFORMATION IS CORRECT YES: _____ NO : _____

CL 07

CEDAR LAKE TOWN HALL

7408 CONSTITUTION AVE CEDAR LAKE IN 46303

Phone Number: 219-374-7000 x127 Email: carl.brittingham@cedarlakein.org

Emergency contact: Carl Brittingham [REDACTED]

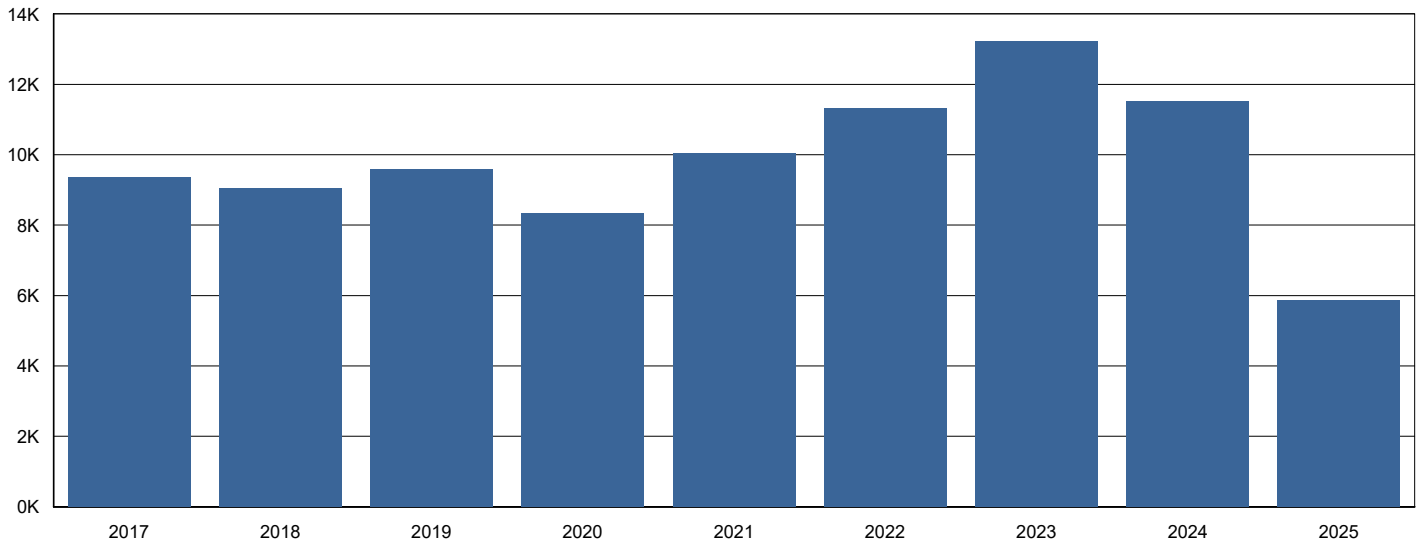
Kristen Smith ksmith@cedarlake.in.org

List any Special Instructions:

Cedar Lake Police Department

Calls for Service Analysis

1/1/2017to 7/31/2025



	2017	2018	2019	2020	2021	2022	2023	2024	2025
Jan	768	600	672	765	745	859	1,248	917	655
Feb	801	582	782	733	692	685	1,145	1,072	751
Mar	797	633	825	602	956	926	1,186	1,099	855
Apr	808	652	891	350	835	844	1,209	1,050	846
May	867	837	838	723	850	1,104	1,071	1,180	930
Jun	862	846	821	763	940	946	1,255	1,169	923
Jul	843	933	842	806	956	1,006	1,087	1,043	892
Aug	800	837	901	888	877	1,060	1,091	1,001	
Sep	807	828	826	728	782	974	945	819	
Oct	666	860	742	682	829	977	1,060	895	
Nov	703	744	743	642	743	917	970	663	
Dec	645	705	710	641	818	1,020	954	597	
Total	9,367	9,057	9,593	8,323	10,023	11,318	13,221	11,505	5,852

Calls Per Day: 27.60

Cedar Lake Police Department

Traffic Stop Analysis

1/1/2017 to 7/31/2025



	2017	2018	2019	2020	2021	2022	2023	2024	2025
Jan	353	180	260	321	351	389	738	400	264
Feb	400	161	331	300	285	257	651	559	375
Mar	372	225	380	190	460	373	632	601	357
Apr	266	229	415	21	376	324	534	509	323
May	277	250	345	119	318	418	435	565	375
Jun	269	260	345	182	318	283	576	508	297
Jul	245	292	371	285	372	359	476	353	314
Aug	249	236	366	303	364	421	479	362	
Sep	284	286	259	212	281	378	430	236	
Oct	191	302	285	182	348	417	471	287	
Nov	257	280	329	172	320	397	519	203	
Dec	186	269	317	203	357	474	415	179	
Total	3,349	2,970	4,003	2,490	4,150	4,490	6,356	4,762	2,305

Cedar Lake Police Department

Warning Analysis

1/1/2017 to 7/31/2025



	2017	2018	2019	2020	2021	2022	2023	2024	2025
Jan	215	105	202	275	291	305	752	400	226
Feb	236	99	299	253	235	236	694	538	337
Mar	221	125	343	154	395	396	727	537	281
Apr	195	148	376	15	323	301	542	455	262
May	210	225	289	112	263	461	452	503	328
Jun	211	191	309	136	273	334	635	528	262
Jul	166	271	316	234	338	356	502	338	283
Aug	173	220	313	218	270	438	497	325	
Sep	182	228	223	188	205	433	445	220	
Oct	128	322	222	154	265	419	489	257	
Nov	161	243	260	182	258	404	506	174	
Dec	115	193	272	180	251	465	437	145	
Total	2,213	2,370	3,424	2,101	3,367	4,548	6,678	4,420	1,979

Cedar Lake Police Department

Citation Analysis

1/1/2017 to 7/31/2025



	2017	2018	2019	2020	2021	2022	2023	2024	2025
Jan	136	92	120	207	169	165	188	117	95
Feb	200	80	148	148	156	103	203	159	122
Mar	187	108	120	122	215	164	206	188	111
Apr	142	123	102	38	126	152	209	191	140
May	148	122	98	74	144	159	157	228	152
Jun	164	122	107	140	156	167	184	205	106
Jul	147	118	112	156	163	213	143	161	143
Aug	113	83	112	193	123	229	173	196	
Sep	91	97	106	137	147	165	112	124	
Oct	85	87	113	108	147	140	142	119	
Nov	84	92	92	107	129	117	162	94	
Dec	94	93	111	85	117	142	101	75	
Total	1,591	1,217	1,341	1,515	1,792	1,916	1,980	1,857	869

Cedar Lake Police Department

Law Incident Analysis

1/1/2017 to 7/31/2025



	2017	2018	2019	2020	2021	2022	2023	2024	2025
Jan	440	459	433	499	459	501	509	538	403
Feb	404	451	484	454	459	432	501	487	366
Mar	443	461	461	427	522	546	549	546	452
Apr	564	471	512	334	507	501	645	527	479
May	629	624	518	642	556	674	627	693	535
Jun	628	644	505	625	663	658	696	678	582
Jul	659	681	510	575	652	630	659	696	536
Aug	614	656	572	633	554	634	627	644	
Sep	573	575	602	573	525	576	550	595	
Oct	511	594	476	561	499	538	602	614	
Nov	488	507	444	495	429	514	493	467	
Dec	488	455	420	460	481	544	537	415	
Total	6,441	6,578	5,937	6,278	6,306	6,748	6,995	6,900	3,353

Cedar Lake Police Department

Arrest Analysis

1/1/2017 to 7/31/2025



	2017	2018	2019	2020	2021	2022	2023	2024	2025
Jan	33	24	34	41	31	30	24	31	12
Feb	19	9	40	24	31	26	29	24	18
Mar	14	17	26	9	26	32	26	26	31
Apr	21	30	32	9	15	33	27	26	22
May	33	34	24	24	31	21	19	24	26
Jun	23	32	35	25	34	28	38	19	23
Jul	19	26	27	21	25	26	25	18	18
Aug	34	35	43	24	14	26	21	26	0
Sep	18	34	21	25	26	18	21	22	0
Oct	25	29	24	29	33	39	11	25	0
Nov	25	19	16	23	24	14	18	15	0
Dec	23	21	21	14	20	30	21	18	0
Total	287	310	343	268	310	323	280	274	150

Cedar Lake Police Department

Arrest Offense Analysis

1/1/2017 to 7/31/2025



	2017	2018	2019	2020	2021	2022	2023	2024	2025
Jan	54	31	61	69	52	49	41	49	15
Feb	28	17	105	47	64	44	51	52	21
Mar	27	30	48	20	43	71	47	36	59
Apr	37	42	46	20	23	56	45	37	27
May	55	53	34	31	59	39	29	36	26
Jun	32	49	55	37	66	54	60	32	33
Jul	33	31	45	40	45	53	33	32	21
Aug	54	40	73	42	23	53	45	40	0
Sep	34	47	36	47	58	33	29	31	0
Oct	35	53	37	66	59	65	14	33	0
Nov	34	30	28	41	46	35	44	17	0
Dec	34	53	36	25	31	61	31	24	0
Total	457	476	604	485	569	613	469	419	202

Cedar Lake Police Department

Town Ordinance Warnings

1/1/2025 to 7/31/25

Grouped by Offense

	Jan	Feb	Mar	Apr	May	Jun	Jul	Total
<i>Aband Vehicle on Roadway</i>	3	0	0	3	0	0	2	8
<i>Abandoned Vehicle</i>	8	4	4	12	6	4	11	49
<i>ABANDONED VEHICLE -</i>	0	2	0	0	0	0	0	2
<i>Blocking Roadway/Sidewalk</i>	0	0	0	0	0	0	1	1
<i>DOGS - RUNNING AT LARGE</i>	0	0	0	1	0	1	0	2
<i>GOLF CARTS - INSURANCE</i>	0	0	0	0	2	0	0	2
<i>GOLF CARTS - PLACES OF</i>	0	0	0	0	3	0	1	4
<i>GOLF CARTS - REGISTRATION</i>	0	0	0	0	2	0	0	2
<i>GOLF CARTS - SLOW MOVING</i>	0	0	0	0	1	0	0	1
<i>House Numbers</i>	0	0	0	0	0	1	0	1
<i>Non-Use Refuse Container</i>	0	1	1	0	1	0	0	3
<i>Nuisance-Accum Rubbish</i>	0	0	0	0	1	0	1	2
<i>NUISANCES - ACCUMULATION</i>	0	0	0	1	0	0	0	1
<i>NUISANCES - NOISE</i>	0	0	0	1	0	0	0	1
<i>NUISANCES - OPEN BURNING</i>	0	1	0	2	0	1	0	4
<i>NUISANCES - PROHIBITED</i>	0	0	0	0	0	0	1	1

	Jan	Feb	Mar	Apr	May	Jun	Jul	Total
<i>NUISANCES - WEEDS, RANK</i>	0	0	0	0	8	0	1	9
<i>OBSTRUCTION OF DRIVERS VIEW</i>	1	0	0	0	0	0	1	2
<i>Parking - Blocking Traffic</i>	0	0	0	0	1	0	0	1
<i>Parking - Fire Lane</i>	0	1	0	0	0	0	0	1
<i>PARKING - LIMITATIONS OF</i>	0	0	0	0	0	2	1	3
<i>PARKING - SIGNS, POSTINGS,</i>	0	1	0	0	0	0	3	4
<i>Parking - Signs/Postings</i>	0	1	0	0	0	1	0	2
<i>PARKING - SNOW EMERGENCY</i>	0	13	0	0	0	0	0	13
<i>Parking - Traveled Portion RDWY</i>	0	0	0	0	1	1	0	2
<i>PUBLIC ORDER - MINOR CURFEW</i>	0	0	0	0	0	0	5	5
<i>Scattering of Refuse</i>	0	0	1	0	1	0	0	2
<i>SPEED LIMITS - 11-20 MPH OVER</i>	0	0	0	0	0	0	1	1
<i>Unauthorized Accumulation</i>	1	0	2	4	3	0	1	11
<i>Weeds - Nuisance</i>	0	0	0	0	40	30	20	90
Total	13	24	8	24	70	41	50	230

Cedar Lake Police Department

Town Ordinance Citations

1/1/2025 to 7/31/2025

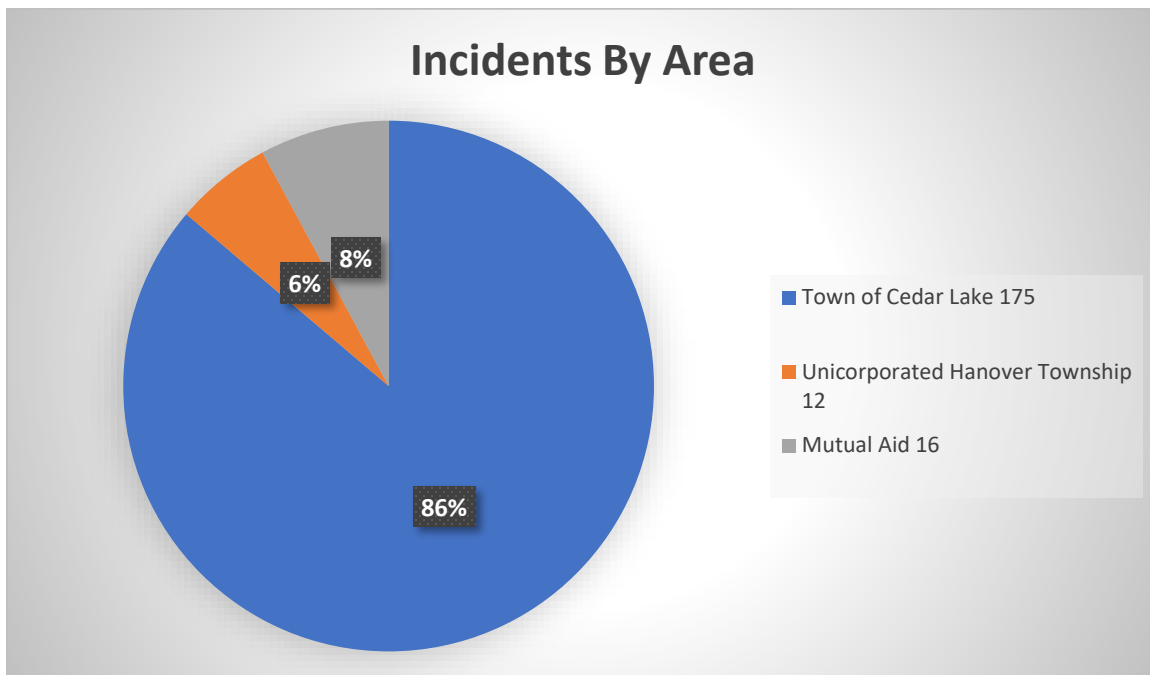
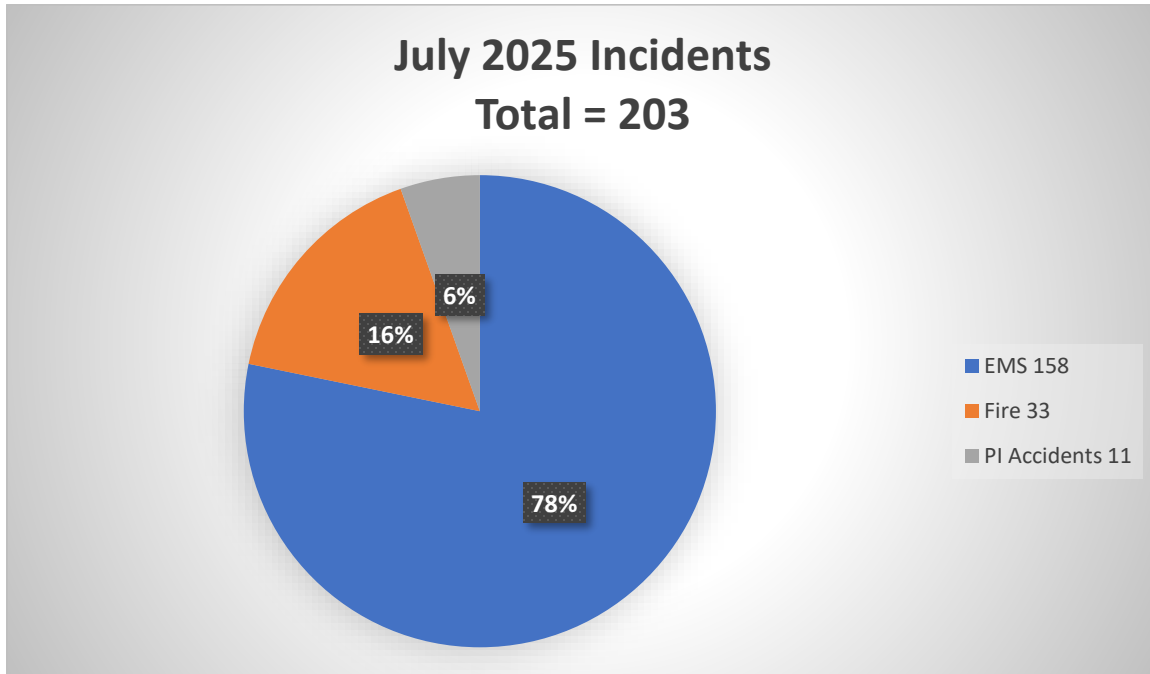
Grouped by Offense

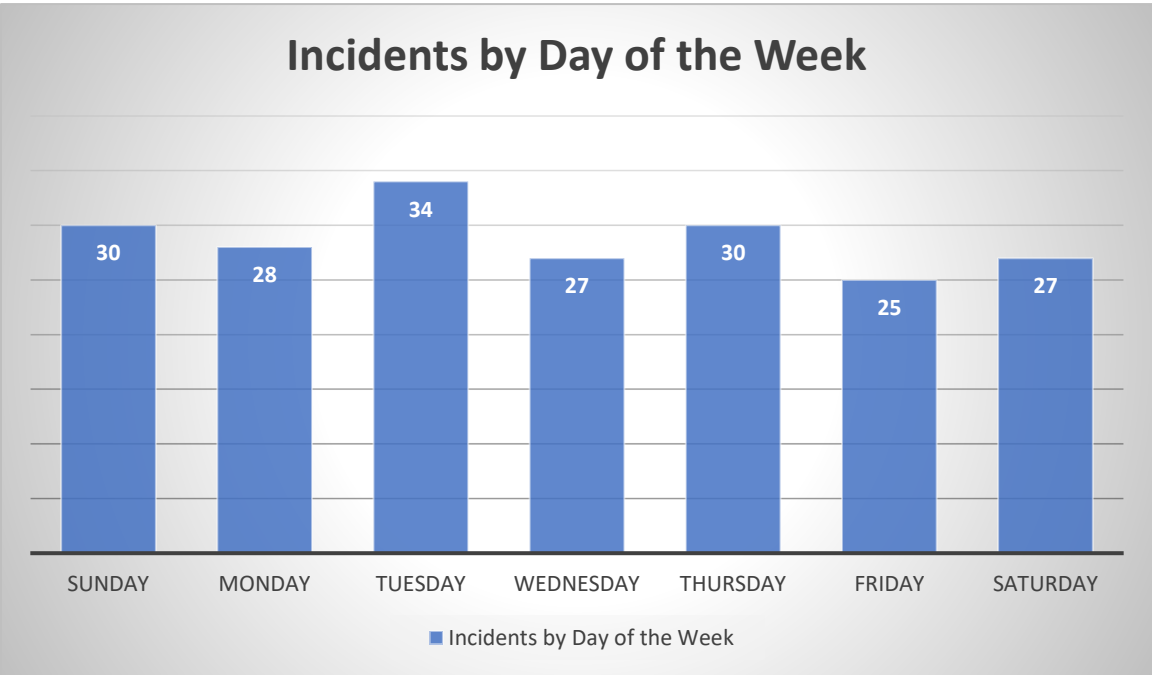
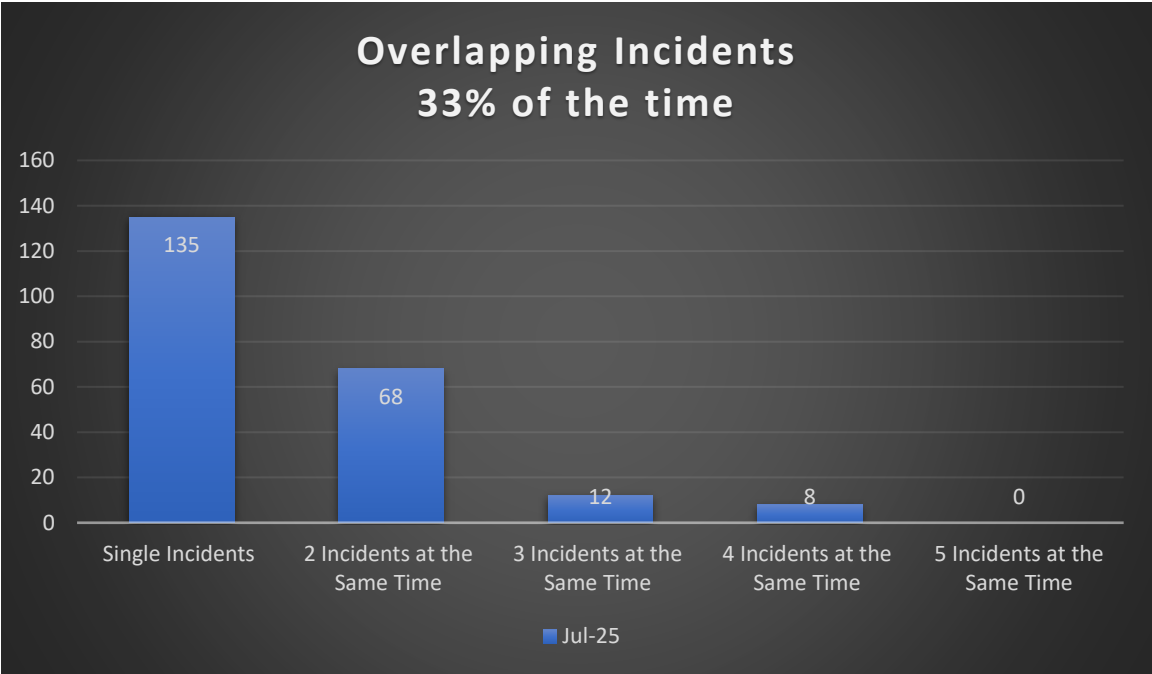
	Jan	Feb	Mar	Apr	May	Jun	Jul	Total
<i>Aband Vehicle on Roadway</i>	1	1	1	1	0	0	0	4
<i>Abandoned Vehicle</i>	24	32	26	23	16	10	21	152
<i>ABANDONED VEHICLE -</i>	0	1	0	0	0	0	0	1
<i>ALARM SYSTEMS - FALSE ALARM - 7+</i>	0	0	0	0	0	0	1	1
<i>ALARM SYSTEMS - PERMIT</i>	0	0	0	0	0	0	1	1
<i>ANIMALS - RESTRICTION ON</i>	0	0	0	0	0	0	2	2
<i>ANIMALS - RUNNING AT</i>	0	0	0	1	0	0	0	1
<i>DOGS - LICENSE AND</i>	0	0	0	1	1	0	6	8
<i>DOGS - RABIES PROTECTION</i>	0	0	0	0	0	0	6	6
<i>DOGS - RUNNING AT LARGE</i>	0	0	1	0	1	0	6	8
<i>House Numbers</i>	1	1	1	1	0	0	2	6
<i>LITTERING - HAULING LOOSE</i>	0	0	0	1	0	0	0	1
<i>LITTERING - SWEEPING LITTER</i>	0	0	0	1	0	0	0	1
<i>LITTERING - TRACKING</i>	0	0	0	1	0	0	0	1
<i>Non-Use Refuse Container</i>	0	0	0	1	0	0	0	1
<i>NUISANCES - ACCUMULATION</i>	7	0	0	3	2	1	1	14

	Jan	Feb	Mar	Apr	May	Jun	Jul	Total
<i>NUISANCES - DWELLINGS UNFIT</i>	0	2	0	0	0	0	1	3
<i>NUISANCES - NOISE</i>	0	0	0	0	1	0	0	1
<i>OBSTRUCTION OF DRIVERS VIEW</i>	0	1	0	1	2	0	0	4
<i>PARKING - FIRE LANES</i>	0	0	1	0	0	0	0	1
<i>PARKING - LIMITATIONS OF</i>	0	0	0	0	0	1	0	1
<i>PARKING - SIGNS, POSTINGS,</i>	0	0	0	0	0	1	0	1
<i>Parking - Signs/Postings</i>	0	0	0	0	0	1	0	1
<i>Scattering of Refuse</i>	2	2	2	1	1	1	2	11
<i>Unauthorized Accumulation</i>	0	0	1	4	2	0	1	8
<i>Weeds - Nuisance</i>	0	0	0	0	13	38	38	89
Total	35	40	33	40	39	53	88	328

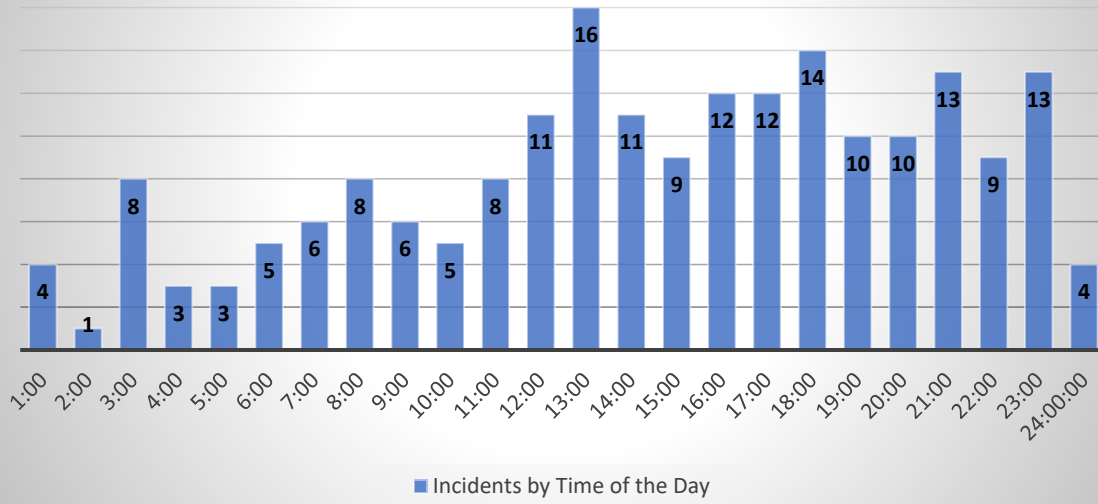
July 2025 Operations Report

(As of July 31st 2025, this is a 18% increase from July 31st 2024)

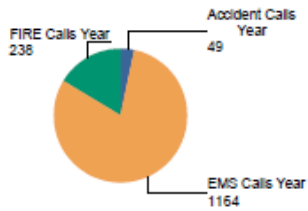




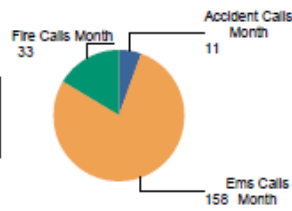
Incidents by Time of the Day



Cedar Lake Fire Department Monthly Summary Report 1/1/2025 to 7/31/2025



Accident Calls Year	3.4%
EMS Calls Year	80.2%
FIRE Calls Year	16.4%
Total:	100.0%



Accident Calls Month	5.4%
Ems Calls Month	78.2%
Fire Calls Month	16.3%
Total:	100.0%

Average Daily Calls for Service: 6.91

Yearly Totals

Agency Assist	1
Battery	1
Disturbance	1
Dom. Battery	2
EMS Abdominal	29
EMS Allergic	4
EMS Animal Bite	4
EMS Assault	9
EMS Back Pain	17
EMS Bleeding	30
EMS Breathing	100
EMS Burns	2
EMS Chest Pain	49
EMS Choking	4
EMS Death	6
EMS Diabetic	15
EMS Eye Injury	1
EMS Fall	135
EMS Full Arrest	18
EMS Gunshot	1
EMS Headache	6
EMS Heart Prob	24
EMS Heat / Cold	1
EMS Lift Assist	329
EMS Misc	2
EMS Mutual Aid	1
EMS Overdose	12
EMS Pregnancy	5
EMS Psych	47
EMS Seizure	25
EMS Sick Person	144
EMS Standby	8
EMS Stroke	25
EMS Traffic	1
EMS Trauma	21
EMS Uncons	70
EMS Unknown	19
Fatal Accident	1
FIRE Alarm	35
FIRE Appliance	1
FIRE Assist	26
FIRE Brush	8
FIRE CO Alarm	25
FIRE Electrical	11
FIRE Gas IN	6
FIRE Gas OUT	4

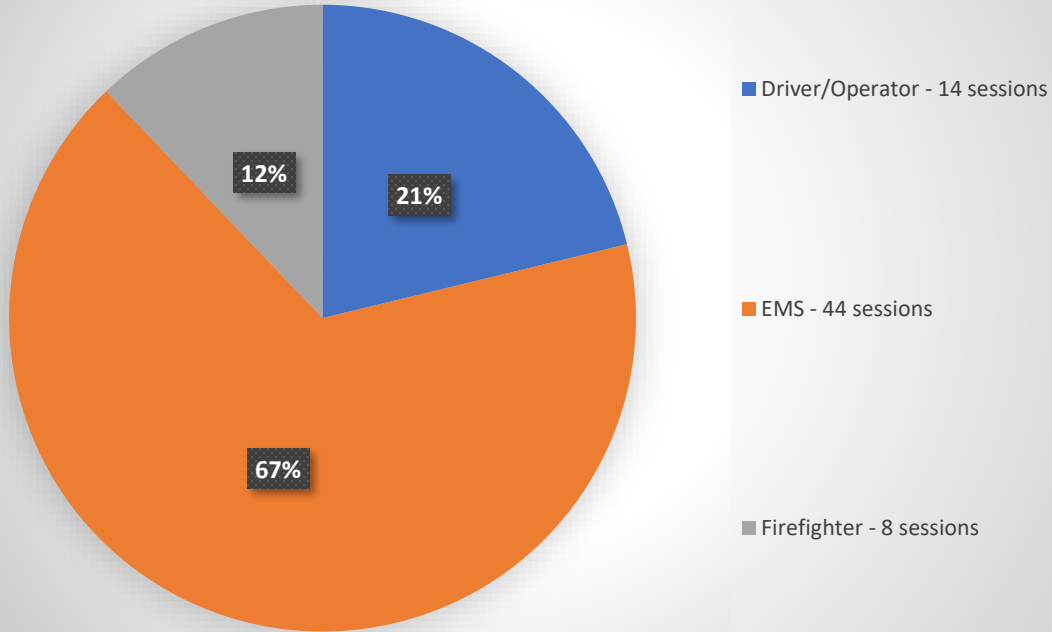
Monthly Totals

Disturbance	1
EMS Abdominal	3
EMS Animal Bite	1
EMS Assault	1
EMS Back Pain	1
EMS Bleeding	2
EMS Breathing	10
EMS Chest Pain	6
EMS Death	2
EMS Diabetic	4
EMS Fall	25
EMS Gunshot	1
EMS Heart Prob	1
EMS Heat / Cold	1
EMS Lift Assist	43
EMS Pregnancy	2
EMS Psych	9
EMS Seizure	7
EMS Sick Person	18
EMS Standby	2
EMS Stroke	3
EMS Trauma	4
EMS Uncons	11
EMS Unknown	1
FIRE Alarm	5
FIRE Assist	4
FIRE Brush	1
FIRE CO Alarm	2
FIRE Gas OUT	1
FIRE Mutual Aid	1
FIRE Outside	3
FIRE Standby	3
FIRE Structure	6
FIRE Utility	1
FIRE Vehicle	2
FIRE Water Resc	4
PI Accident	11
Total for Month:	203

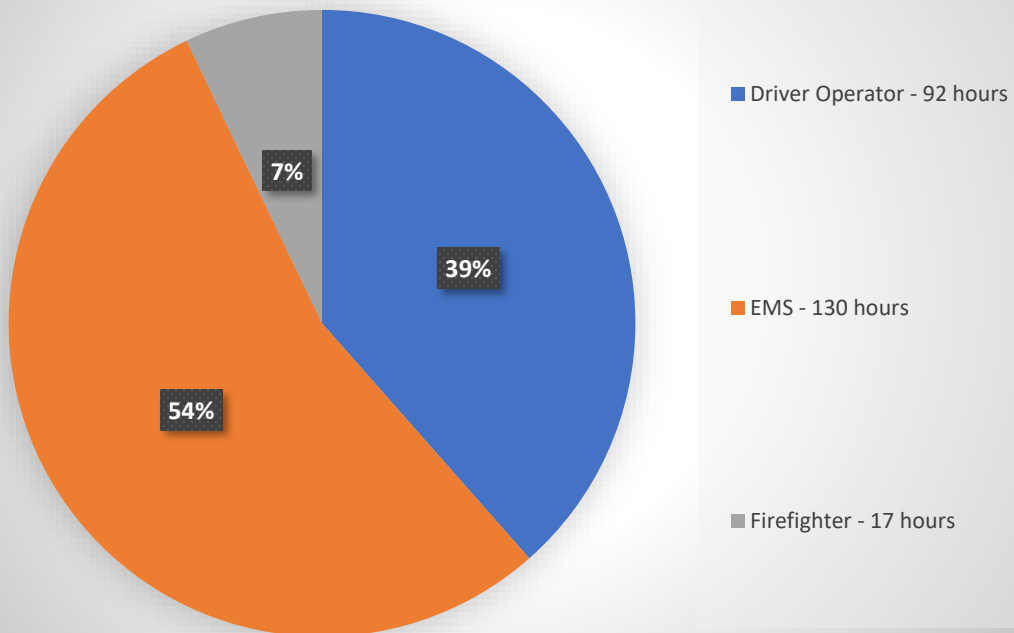
FIRE Hazmat	1
FIRE Misc	1
FIRE Mutual Aid	6
FIRE Odor	4
FIRE Outside	14
FIRE Search	1
FIRE Semi	2
FIRE Smoke	3
FIRE Smoke Out	2
FIRE Standby	15
FIRE Structure	37
FIRE Utility	15
FIRE Vehicle	6
FIRE Washdown	2
FIRE Water Resc	13
Overdose	1
PD Accident	1
PI Accident	47
Total for Year:	1,457

July 2025 Training Report Hours Logged: 239

Sessions by Category



Hours by Category



TOWN OF CEDAR LAKE

Mindi Ray, Superintendent

Parks and Recreation

7408 Constitution Ave – PO Box 707

Cedar Lake, IN 46303

Tel (219) 374-7000 x 1801



SUPERINTENDENT'S REPORT

August 2025

1. Dog Park Membership

- Current active membership stands at 68 members

2. Staffing and Training

- **August 7–8:** I will be attending the *Global Leadership Summit*.
- **August 12:** Jackie and Jovan will attend *CPR/AED training*.
- **Upcoming:** *IPRA Conference*, November 11–13

3. Project Updates

Kiwanis Shelter

- Construction is complete.
- Rentals will be available beginning August 18.

Bartlett Wahlberg Park Shelter

- Currently under construction.

Gazebo Sites on Town Grounds

Projects are progressing as time permits for the Parks Crew:

- Sidewalk at the former gazebo site has been poured.
- Landscaping at the former site is now complete.
- Landscaping at the new gazebo site is complete with Veteran's Rock re-located at this space.
- Electric work is now complete
- Sidewalk adhesive coating has been applied at the Lion's Den, new gazebo, and art piece locations.

Meyer Manor Bench & Tree Donation

- Location proposed by the family.
- Proposed site plan, including ADA accessibility, is currently under review.

See the Foreman Report for additional project and maintenance updates.

4. Park Maintenance Shop

- Currently working on engineering cost estimates as requested.

5. Programming and Events

Planning continues for upcoming events:

1. Senior Picnic – **August 4**
 2. Shipshewana Trip – **August 6**
 3. Bands, Brews & Bugaboos – **September 13**
 4. Trunk or Treat – **October 25**
 5. Visit with Santa – **December 7**
- *Summer Yoga Series* and *Movies in the Park* have concluded.
 - See the Recreation Report for additional programming and event details.

6. Park Rules Under Consideration

Proposed Revisions to Park Rules – Resolution 2024-06-PB

Due to increased activity at Town Grounds, the following updates are proposed to address ongoing concerns:

- **Parking Overflow:** Heavy beach traffic is impacting parking near the Lighthouse Restaurant. Trucks and boat trailers are occupying municipal lots, reducing public access.
- **Public Art Misuse:** Children have been observed climbing on the art installation, posing safety risks and potential damage.
- **After-Hours Use:** Unauthorized access to the beach, restrooms, campus grounds, and piers after hours has raised safety and maintenance issues.
- **Patron Capacity Limits:** To deter unauthorized gatherings, consider setting maximum capacity limits for park spaces and shelters. This would trigger the need for a special event permit or rental agreement.

Recommended Updates:

- Restrict oversized vehicle parking (e.g., trucks and boat trailers) on Town Grounds parking lots.
- Improve overflow parking signage on-site and near the Lighthouse.
- Install signage prohibiting climbing or misuse of public art.
- Enforce after-hours restrictions, potentially using automated systems for restroom facilities.
- Include enforceable provisions for patron gathering limits.

7. Facility Fees and Charges

- Cost analysis of current facility fees has been conducted and is under review.
- **Fees for 2026** will need to be recommended to the Town Council at their **September 16** meeting.

8. End-of-Year Projects and Planning

- A planning work session has been scheduled.
- Awaiting interdepartmental "wish lists" for Park Board consideration.

9. Founders Creek Trail

- The Park Board's recommendation to the Town Council to begin a preliminary engineering bid packet has been communicated.

10. Grant Opportunity

- Seeking direction with the proposed project before submitting the grant application.

Outstanding Items

Non-Reverting Fund for Town Grounds and Shelters

- The Park Board's recommendation to establish a non-reverting account for shelter rentals is still pending.
- This fund would support:
 - Operating costs
 - Ongoing maintenance
 - Future improvement projects

As always, feel free to reach out with any questions or concerns.

Respectfully,
Mindi Ray

Town of Cedar Lake

Office of Building, Zoning, and Planning

7408 Constitution Ave - PO Box 707 - Cedar Lake, IN 46303

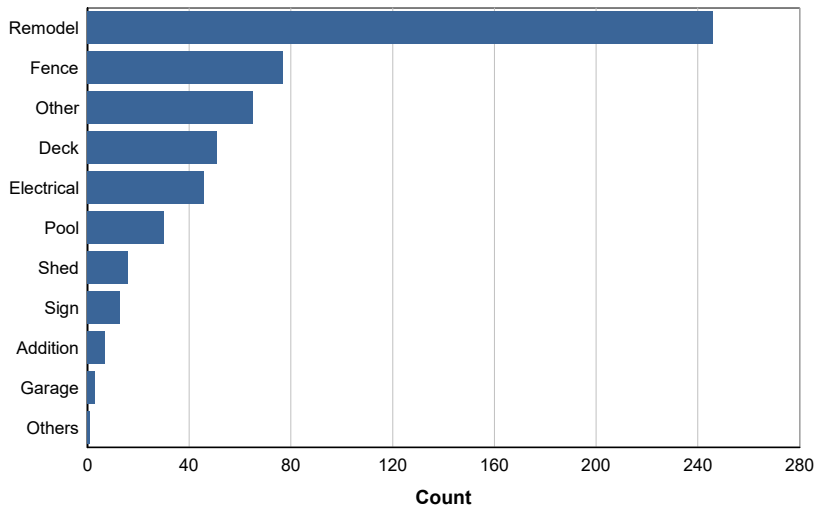
Tel (219) 374-7000 - Fax (219) 374-8588



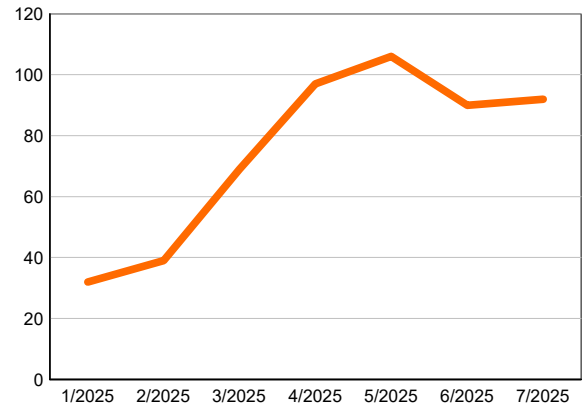
Report of All Other Permits

1/1/2025 to 7/31/2025

Grouped by Month



Permits by Month



January 2025

Residential Permits: 28

Commercial Permits: 3

Church Permits: 1

Total of Other Permits: 32

Residential Permits Value: \$574,280

Commercial Permits Value: \$1,700

Church Permits Value: \$9,486

Total Value of All Other Permits: \$585,466

February 2025

Residential Permits: 35

Commercial Permits: 1

Church Permits: 1

Open Space Permits: 2

Total of Other Permits: 39

Residential Permits Value: \$519,024

Commercial Permits Value: \$500

Church Permits Value: \$5,000

Open Space Permits Value: \$3,000

Total Value of All Other Permits: \$527,524

March 2025

Residential Permits: 62

Commercial Permits: 3

Church Permits: 1

School Permits: 1

Municipal Permits: 2

Total of Other Permits: 69

Residential Permits Value: \$1,199,822

Commercial Permits Value: \$106,495

Church Permits Value: \$85,000

School Permits Value: \$26,845

Municipal Permits Value: \$57,720

Total Value of All Other Permits: \$1,475,882

April 2025

Residential Permits: **81**
Commercial Permits: **8**
Church Permits: **4**
Municipal Permits: **3**
Other Permits: **1**

Residential Permits Value: **\$996,226**
Commercial Permits Value: **\$71,058**
Church Permits Value: **\$3,212,950**
Municipal Permits Value: **\$91,811**
Other Permits Value: **\$102,373**

Total of Other Permits: **97**

Total Value of All Other Permits: **\$4,474,418**

May 2025

Residential Permits: **98**
Commercial Permits: **3**
Church Permits: **3**
School Permits: **1**
Other Permits: **1**

Residential Permits Value: **\$1,109,077**
Commercial Permits Value: **\$26,500**
Church Permits Value: **\$201,500**
School Permits Value: **\$2,704,000**
Other Permits Value: **\$18,556**

Total of Other Permits: **106**

Total Value of All Other Permits: **\$4,059,633**

June 2025

Residential Permits: **83**
Commercial Permits: **6**
Open Space Permits: **1**

Residential Permits Value: **\$1,095,371**
Commercial Permits Value: **\$38,495**
Open Space Permits Value: **\$0**

Total of Other Permits: **90**

Total Value of All Other Permits: **\$1,133,866**

July 2025

Residential Permits: **86**
Commercial Permits: **5**
School Permits: **1**

Residential Permits Value: **\$1,418,420**
Commercial Permits Value: **\$337,007**
School Permits Value: **\$82,880**

Total of Other Permits: **92**

Total Value of All Other Permits: **\$1,838,307**

Grand Total of Other Permits: **525**

Grand Total Value of All Other Permits: **\$14,095,096**

Town of Cedar Lake

Office of Building, Zoning, and Planning

7408 Constitution Ave - PO Box 707 - Cedar Lake, IN 46303

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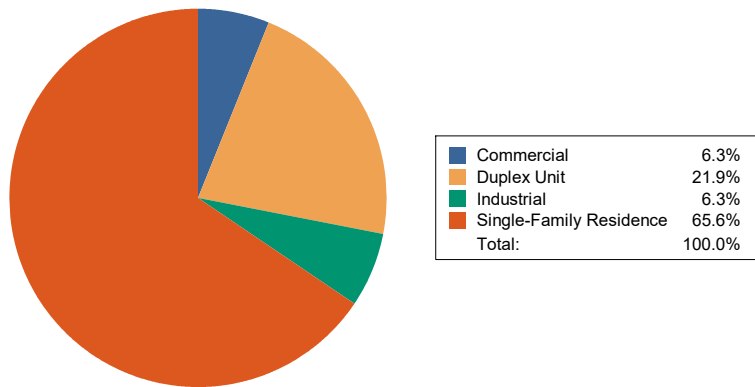


Report of All New Construction Permits

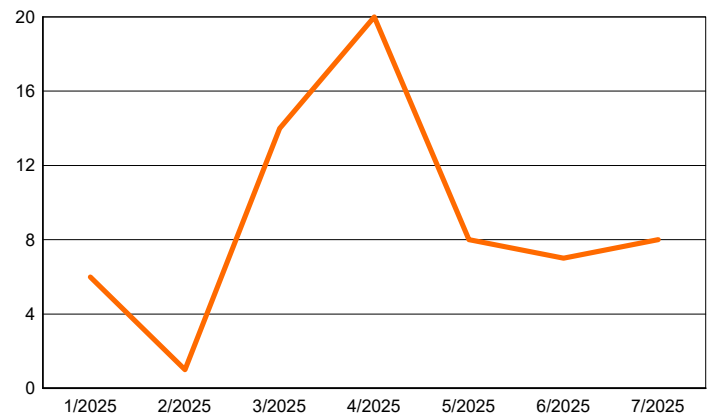
1/1/2025 to 7/31/2025

Grouped by Month

New Construction Type



Permits by Month



January 2025

Residential New Construction Permits: 6

New Construction Permits: 6

New Residential Construction Value: **\$1,615,000**

Total Value of Construction for January: **\$1,615,000**

February 2025

Residential New Construction Permits: 1

New Construction Permits: 1

New Residential Construction Value: **\$350,000**

Total Value of Construction for February: **\$350,000**

March 2025

Residential New Construction Permits: 14

New Construction Permits: 14

New Residential Construction Value: **\$4,441,640**

Total Value of Construction for March: **\$4,441,640**

April 2025

Residential New Construction Permits: 17

Commercial New Construction Permits: 2

Industrial New Construction Permits: 1

New Construction Permits: 20

New Residential Construction Value: **\$4,776,500**

New Commercial Construction Value: **\$1,350,000**

New Industrial Construction Value: **\$1,200,000**

Total Value of Construction for April: **\$7,326,500**

May 2025

Residential New Construction Permits: 7

Industrial New Construction Permits: 1

New Construction Permits: 8

New Residential Construction Value: **\$2,406,518**

New Industrial Construction Value: **\$850,000**

Total Value of Construction for May: **\$3,256,518**

June 2025

Residential New Construction Permits: **4**
Commercial New Construction Permits: **2**
Industrial New Construction Permits: **1**
New Construction Permits: **7**

New Residential Construction Value: **\$1,295,000**
New Commercial Construction Value: **\$280,000**
New Industrial Construction Value: **\$900,000**
Total Value of Construction for June: **\$2,475,000**

July 2025

Residential New Construction Permits: **7**
Industrial New Construction Permits: **1**
New Construction Permits: **8**

New Residential Construction Value: **\$2,494,150**
New Industrial Construction Value: **\$816,200**
Total Value of Construction for July: **\$3,310,350**

Total New Construction Permits: **64**
Total Residential New Construction Permits: **56**
Total Commercial New Construction Permits: **4**
Total School New Construction Permits: **0**

Total Value of New Construction: **\$22,775,008**
Total Value of New Residential Construction: **\$17,378,808**
Total Value of New Commercial Construction: **\$1,630,000**
Total Value of New School Construction:



August 13, 2025

Town Council
Town of Cedar Lake
7408 Constitution Avenue
P. O. Box 707
Cedar Lake, Indiana 46303

Attention: Ben Eldridge – Town Manager

Re: Town Engineer Report for August 19, 2025 Town Council Meeting
(CBBEL Project No.: 060015.00001)

Dear Council Members:

This letter summarizes Christopher B. Burke Engineering, LLC (CBBEL) Town Engineer activities for reporting and action (as necessary) for the August 19, 2025 Town Council meeting. This report covers activities for the period of July 10, 2025 through August 13, 2025.

1) Cedar Lake Dredging and Sediment Dewatering Facility Project

Dewatering of the Sediment Dewatering Facility has continued and CBBEL remains on-call as needed. It is our understanding the Town received \$2 million as part of the Part B Special Needs Fund for the Monsanto Class Action Lawsuit. This funding was applied for in July 2023 to aid in additional sediment removal from the lake and partially fund Alum treatment for the lake. We understand that the Town is currently deliberating on how to best use these funds. CBBEL staff will be on-call to assist the Town with any additional information needed throughout the decision-making process.

2) MS4 Coordination

CBBEL staff have begun completing Quarter 3 MS4 construction site inspections for 2025 and also have continued to respond to construction site complaints as they arise. We also meet with developers upon request to assist with site compliance questions.

3) NIRPC/State Legislature/INDOT/IDNR Updates

- The Town was notified on April 21, 2023 that two of the five project applications were accepted into the draft 2024-2028 TIP. The Town projects that are included in the TIP are the raising of 133rd Avenue from Robin's Nest to Colfax Avenue and the Founders Creek Multi-Use Path. The 133rd Avenue project is programmed in FY26 for construction (PROTECT funds) at \$454,504.00 federal funds and \$113,626.00 local match. The second project is the design and construction of the Founders Creek Multi-Use Path (Transportation Alternative funds). The project is programmed for design in 2026 (\$72,685.00 federal funds

and \$32,000.00 local match) and for construction in 2028 (\$1,422,430.00 federal funds and \$355,608.00 local match). These values will most likely be adjusted for projected inflation. We understand that 5 of the 6 easements required from private property owners for the multi-use path project have been obtained and the feasibility of project phasing is currently being investigated.

- **INDOT recently announced that any Local Public Agency (LPA) that receives INDOT funding must submit a Title VI Implementation Plan and Americans with Disabilities Act (ADA) Transition plan to remain eligible for future funding.** INDOT is a recipient of federal funds and has a Stewardship and Oversight Agreement with the Federal Highway Administration, which means INDOT is required to ensure locals follow Title VI & ADA nondiscrimination and accessibility requirements. INDOT sub-recipients are required to submit a compliant Title VI Implementation Plan annually. Title VI Plans are due on or before October 1st each year for the next fiscal year. For example, a plan submitted on September 30th, 2025, will be for 2026. The Title VI Implementation Plan details standard nondiscrimination operating procedures for each fiscal year. ADA Transition Plans are due every three years and must be updated yearly. The ADA Transition Plan is a living document that changes with the condition of assets added, remediated, or removed. INDOT is working with and reviewing nondiscrimination plans for local governments throughout Indiana to ensure compliance or at least show that each local government is making a good faith effort in adopting and becoming compliant. All locals must have both an ADA Transition Plan and a Title VI Implementation Plan to be eligible for funding through INDOT and must maintain their compliance with civil rights laws and nondiscrimination policies and procedures. *No Change from Previous Report*

4) Other Funding Opportunities

- **Community Crossing Grant, 2024-2:** The Shades Phase 2 project was awarded to Rieth-Riley Construction Company, Inc. at the February 18th Town Council meeting. Signed contracts and supporting award documentation were submitted to INDOT prior to the CCMG deadline to procure funds totaling \$770,092.09. After several months of delays, NIPSCO's contractor (Meade) started the gas relocation work in early July with an anticipated completion date of late August. Based on discussions with Rieth-Riley, it is believed that construction can still be substantially complete by the end of November as long as there are no additional delays. This would likely involve a need for temporary winter stabilization and push permanent landscaping and pavement marking into the spring. This CCMG project has to be closed out by June 2026 to stay on track with state funding application deadlines.
- **Community Crossing Grant, 2025-2:** INDOT recently provided an update on the next call for CCMG funding. The call for State Fiscal Year (FY) 2026 will open October 1st with a deadline of October 31st. Starting in the State FY 2027, the call for projects will revert back to July of each year. Going forward, there will only be one call for CCMG projects per year (instead of 2) with an annual funding cap of \$1M (down from \$1.5M). The 50-50 local match requirement is unchanged from the past years.

- **INDOT Safety Project Notice of Funding Availability:** *No Change from Previous Report.* CBBEL submitted three applications for this NOFA on October 11th. INDOT allocated \$50 million for the entire state. This made the call extremely competitive. Each project was scoped to be eligible for Highway Safety Improvement Programs (HSIP) funding with a 90/10 match. Projects are required to be completed within the next two years. The following applications were submitted:
 - Signage and Striping Modifications at Lake Shore Drive & Cline Avenue, Hilltop Street & W. 129th Avenue, Lake Shore Drive and Hilltop Street. Estimate: \$28,000.00. Town Share: \$2,800.00
 - **Update:** This application was awarded funding.
 - Signage/Striping Modifications & Pavement Restoration on Parrish Avenue from W. 125th Avenue to W. 126th Place. Estimate: \$162,000.00. Town Share: \$16,200.00
 - **Update:** This application was awarded funding.

CBBEL and the Town Clerk-Treasurer will attend a coordination meeting with INDOT on August 21st to discuss design/bid requirements and project timeframe. Each project is required to follow the LPA guidance procedures for usage of INDOT funds. These projects must be completed prior to FY 2027.

- **USDOT, Safe Streets and Roads for All (SS4A):** This program provides funding for both planning and implementation (construction) of infrastructure and initiatives designed to prevent death and serious injury on roads and streets. Applicable planning documents must already be completed to be eligible for implementation grants. More information can be found at <https://www.transportation.gov/grants/SS4A>.
- CBBEL personnel and Town staff held a public meeting on June 12th to discuss the draft Local Road Safety Plan. The public meeting was required to meet public participation requirements of the self-certification process for the plan. The report is a necessary part of requirements to be eligible for SS4A implementation funding in 2025 and future HSIP funding. The report was formally adopted at the May 20th Town Council meeting. The last step is a self-certification process that is required to meet the planning side of the SS4A grant eligibility. *No Change from Previous Report*

5) Town Street Committee & Roadway Items

- **141st Avenue Corridor (Parrish Avenue to West Corporate Limit):** CBBEL is in the process of finalizing the preliminary design/cost estimate of the proposed improvements. Based on past discussions with Town staff, this project was intended to be funded through CCMG cost share with the state. As previously mentioned, the next call for CCMG funding will be in October 2025. Upcoming discussions on the CCMG funding application are anticipated upon completion of the preliminary design/cost estimate of these improvements.
- **133rd Avenue Road Raise:** The Category Exclusion document was approved on February 28th. Stage 3 design plans and corresponding documentation were submitted to INDOT on March 21st. We are waiting for the INDOT plan review to be completed prior to final tracings being due (original due date was July). As a reminder, the letting for this project was

reprogrammed to November 2025 based on continued INDOT environmental review and added scope related to the geotechnical findings within the corridor. This has moved the project into an early 2026 construction start. As part of the US Army Corps of Engineers (USACE)/Indiana Department of Environmental Management (IDEM) required permitting for the project, it was determined that wetland credits in the amount of \$27,000 have to be purchased to mitigate the onsite wetland impacts from the proposed project road widening footprint. Because the INDOT funding does not cover the purchase of wetland mitigation credits, this expense fell under the Town's portion of the project. The purchase of the wetland credits was approved at the July 15th Town Council meeting and the wetland credit agreement has been signed by Town staff.

- Shades AA/AB Paving Projects, CCMG 2025-01: The Town was notified on March 6th that they were awarded funding for both applications totaling \$342,000.00. Executed INDOT contracts were distributed by the Clerk-Treasurer on April 11th.
 - Shades AA: Murton Dr, W. 129th Pl, W. 129th Ln, W. 130th Ave, Knight St, Fulton St, Morse Ln. All roads are located northeast of Hilltop Street and Lake Shore Drive.
 - Project scope includes a mix between a 2-inch HMA overlay, mill/overlay, pavement patching, swale restoration, etc.
 - Project Length: 0.77 miles
 - Cost Estimate: \$321,900.00 or +/- \$42k/mile
 - Shades AB: W. 130th Pl, W. 131st Ave, W. 131st Pl, Morse Street, W. 132nd Ave, W. 132nd Pl, W. 132nd Ln. All roads are located northeast of SIP coffeehouse and Dollar General.
 - Project scope includes a 2-inch HMA overlay, mill overlay, curb/gutter on Morse Street, minor storm sewer upgrades, swale restoration, etc.
 - Project Length: 0.83 miles
 - Cost Estimate: \$364,600.00 or +/- \$44k/mile

The contract has been awarded by the Town to Milestone Contractors North, Inc. in the amount of \$693,240.00. Construction layout and the sawcutting of pavement began the week of August 4th, with full construction starting this week. The project has an anticipated completion date of late Fall 2025.

- Railroad At-Grade Sidewalk Crossing: *No Change from Previous Report.* CBBEL received the PE agreement from the Norfolk Southern Railroad and their engineering consultant (AECOM) on June 10th for the proposed crossing at 141st Avenue near the Hanover Central Middle School. The PE agreement was estimated at \$24,612.00 that would cover costs incurred by Norfolk Southern Railroad and AECOM during design and review of the crossing (Concept, 30%, 60%, 90%, 100% reviews). Any signal improvements (as necessary) and other construction items are the responsibility of the Town.

The other three crossings at 141st Avenue between Beacon Pointe/Beacon Pointe East, 137th Avenue between Kiwanis Park and Winding Creek – Unit 2, and 133rd Avenue on the CSX Railroad are on hold until further direction is provided.

- Road Impact Fee: *No Change from Previous Report.* CBBEL provided a memorandum on June 23, 2024 summarizing costs and tasks related to implementing a Road Impact Fee on new developments.

- CLFD EVP Project: Construction is complete and a final inspection was performed by CBBEL and Town staff. The contractor has addressed all of the outstanding punch list items as of June 24, 2025 and has reached final completion. The final pay application and balancing change order has been submitted to the Town after CBBEL review.
- Community Development Block Grant Funding: *No Change from Previous Report*. The Town was notified on January 6th that the Town's CBDG allotment for 2025 would be \$93,955.00. CBBEL provided the CDBG application and corresponding documents to the Town for the Utopia ADA Ramp and Sidewalk Improvement Project. It is our understanding that the application was provided to the County on May 5th. Upon application approval, CBBEL will complete bid documents for the project.

6) Water Utility

Water Master Plan:

CBBEL and Town staff met with IDEM on August 4th to discuss the Water Distribution Master Plan developed by CBBEL. The goal of the meeting was to provide a summary of the findings/recommendations and obtain feedback and direction from IDEM on the plan. Another discussion point with IDEM related to the feasibility of lifting the building moratorium that is currently in place. This request is based on the pending installation of the SCADA controls, the west side irrigation schedule, and the completion of the master plan. We expect these discussions to continue following IDEM's full review of the master plan.

In addition, the Town Water Department recently obtained a quote from Xylem for the installation of SCADA controls at the Parrish and Havenwood Pump Houses and is currently moving forward with those upgrades.

Based on discussions with IDEM, it was determined that the previous issued Notice of Intent (NOI) for Beacon Pointe Unit 8 is still valid, but new applications would be required for the Centennial Townhomes and Monastery Woods North Development. CBBEL will aid with any permitting answers related to water modeling / exhibits required for each location to help expedite.

A public information meeting will be held at a future time (TBD) to present an overview of the Town's water distribution system and to answer frequently asked questions from the public.

Paradise Cove/WPM:

No change from previous report. The installation of the new 1,000-gallon hydropneumatic tank for Paradise Cove and associated connections have been completed. The required chlorination testing and flushing of the Morse Street and Constitution Avenue systems have also been done with all tests passed. The interior connections into the Public Safety Facilities have all been made and is now operational.

Lakeside:

No change from previous report. The Lakeside Unit 2, Block 2 IDEM permit was recently issued on June 5th. CBBEL is coordinating with Schilling Development/DVG to complete construction permits for the Lakeside South water connection between Lakeside North and the 141st Avenue transmission main. **No change.**

7) Plan Commission

CBBEL has been completing civil review and coordination activities for the following proposed developments:

- NIPSCO Mobile Station: CBBEL issued a letter recommending approval with four contingencies on February 14th. We understand that the proposed plan is currently being revised since an easement from the adjacent property owner could not be acquired.
- Jets-Wingstop: CBBEL issued a comment letter on May 13th for the Applicant to address. A partial resubmittal was made on June 23rd, with another partially resubmittal on July 8th. The applicant is currently working on a resubmittal to address the outstanding issues.
- Henn's Holding, Railside, Lot 20: CBBEL issued an approval/Town Stormwater Permit on August 12th.
- (M&L's Adventures) CL Gateway PUD: CBBEL issued a review letter on August 4th for this development. It is our understanding that the applicant intends to resubmit by the August voting session.
- Henn's Holding, Railside, Lot 18: A resubmittal was made to the Town on August 12th. That information is currently under review and is expected to be discussed at the August voting session.
- Bank Shots Bar & Grill: CBBEL's latest review letter for this project was issued on December 13, 2024 and a resubmittal was made on July 28th. The revised information is currently under review.
- Beacon Pointe West, Unit 8: A final plat was submitted for the August work session. The engineering was previously approved for this phase and IDEM confirmed the previously issued watermain NOI was still valid. It is anticipated that this item will be voted on at the next Plan Commission meeting.
- Henn's Holding, Railside, Lot 1: A conceptual site plan was presented at the August work session. CBBEL issued a review letter on August 4th for this development.
- Subdivision Ordinance/Development Standards Manual Update: Updates to the DSM are nearly complete and will be presented to the Town for adoption in the near future.

8) Stormwater Management Board

7513 W. 136th Avenue, Woodland Shores: The Board was notified that the parcel owner who brought the concern to the board's attention had recently sold the property. The Storm Board determined to table further effort on the easement acquisition until the new owner(s) appear at a Storm Board meeting. The item will still remain on the update items list. **The Town Attorney provided finalized easement documents for the "Osan" parcel on February 2nd. It is our understanding that Town officials will contact the property owner to obtain a signature. No Change.**

Woods of Cedar Creek: The contractor installed the remaining 5-ft x 5-ft concrete sidewalk square and associated landscaping. The final pay application has been issued and the project can be officially closed at the September meeting (August meeting cancelled).

9000 W. 130th Court, Woodland Hills Subdivision: CBBEL reviewed the video of this pipe and it appears the pipe is partially collapsed within sections of the run. CBBEL will work with Public Works staff to determine if the pipe should be replaced or can be repaired. The pipe does appear to be located within an existing drainage easement. **No Change.**

7320 W. 140th Place, Straight's CN Subdivision: CBBEL presented a concept plan to the Board at the March meeting. Based on conversations at the meeting with the homeowner, the scope of the project will be revised to re-shaping an existing ditch line, stabilization, tree clearing, and culvert replacements. **It is our understanding that the current owner came to Town Hall after eminent domain procedures had begun. We trust the Town is working with the owner to obtain the necessary easements or right-of-access on the property for the project to proceed. No Change.**

Wilson Ditch Projects, 8235-8337 W. 128th Place: Public Works will be completing installation of an additional inlet at the corner of Wrightwood Street and W. 128th Place to capture runoff within the vicinity. Additionally, an estimate is being prepared for a streambank stabilization project in front of 8337 W. 128th Place. **The project has been completed at the corner of Wrightwood Street and W. 128th Place. The streambank stabilization project was included in the 2024 project scoring and most likely will be quoted since there is specialty work involved. One easement will be required for the ditch project. CBBEL will reach out to the property owner regarding easement or ROW acquisition soon. No Change.**

Meyer Manor Terrance/Lake Shore Drive Storm Sewer: This storm sewer system consists of multiple different pipe materials, blind connections, and failing pipes. This will be a significant project that is most likely beyond the annual budget constraints of Storm Board. This will be part of a larger capital improvement project at a later date. **CBBEL has prepared preliminary engineering plans and cost estimates for the project. This information will be shared with the Stormwater Management Board at the September meeting.**

10708 W. 133rd Place, Hanover Plat C: It is our understanding the storm sewer within the public right-of-way of W. 133rd Place was cleaned of debris and is now in good condition. We also understand that part of the drainage issues are related to blocked culverts under the Norfolk Southern Railroad. CBBEL staff has reached out to Norfolk Southern staff to request maintenance be performed on these structures. CBBEL and Public Works will monitor this area during rain events and re-assess, as necessary.

50/50 Rear yard Drainage Program: CBBEL prepared draft guidelines for the board's review. The purpose of this program would allow for a cost share with the homeowner to install rear yard drainage in older pre-platted subdivisions with little to no existing storm sewer. The cost share would be capped at \$5,000 for the homeowner and costs above this cap would be incurred by the Town. No vote was made at the meeting. **No Change.**

Stormwater Master Plan: There were discussions with previous Town staff about CBBEL preparing a proposal for the completion of a Town-wide Stormwater Master Plan. This plan would include mapping of the Town's entire storm sewer network, identification of system problem areas, hydrologic/hydraulic modeling of specific areas, public participation meetings, and a final plan report detailing future projects and cost estimates. A proposal was never formally presented to the Town, but if it is desired to move forward with this effort, this proposal may be combined with work related to a Stormwater System Development Charge. **No Change.**

9) Building Department

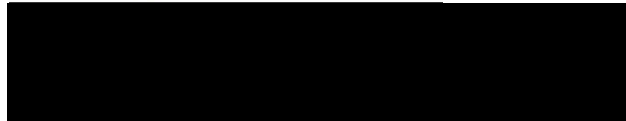
CBBEL has been completing site plan and as-builts for individual lots. CBBEL has also been

completing on-going development reviews in the following subdivisions/projects: Summer Winds, Birchwood Farms, Rose Garden Estates, LedgeStone, Centennial Villas/Estates, Beacon East, Beacon West (Phases 5-7), Lakeside Unit 2 Block 1, Lakeview Business Park (with individual lots), Oak Brook, Offshore Estates, Police/Fire Complex, Cedar View, Hanover Central Schools, MacArthur Elementary School, and Railside individual lots. MCM 4 (MS4) construction inspections are also being completed at each development, where applicable.

Ordinance Updates: An updated floodplain ordinance was sent to Town staff on January 31, 2023. CBBEL has completed our draft updates to the Stormwater Ordinance and Technical Standards Manual. The documents will be provided for the Town to review soon. **No Change.**

Thank you for allowing us to provide you with these Town's engineering services. If you have any questions or concerns, please do not hesitate to call.

Sincerely,



Luke J. Sherry, PE, CFM
Town Engineer

L060015 Council Report 051425.docx

CC: Director of Operations
 Building Administrator
 Planning Director
 Town Attorney

Attachments: Project Status Report
 All Projects Schedule

Town of Cedar Lake – Project Status Report

Christopher B. Burke Engineering, LLC

updated 08/13/25

Job No.	Description	Budget	Deliverable(s)	Status	Deadline(s)
060015.00001	Town Council	n/a	Town Council Report for 08/19/25 meeting	Completed	08/14/25
060015.00002	Plan Commission	n/a	Plan Reviews & LOC Inspections	Plan Commission Meetings and Review of Plan Applications. – see 08/13/25 Council Report for details.	ongoing
060015.00003	Stormwater Management Board	n/a	Review and reporting concerning agenda action items	Reviewing items as requested and reporting status to Storm Board. – see 08/13/25 Council Report for details.	ongoing, as requested
060015.00006	Stormwater Cost of Services Study	n/a	ERU calculation review	Ongoing review of ERU calculations for parcels requested by Town.	ongoing, as requested
220178	Cedar Lake Dredging Project	\$71,620 (annual)	Construction Observation	The dewatering of the Sediment Dewatering Facility has continued and CBBEL remains on-call to assist the Town as needed. We also understand that the Town is currently deliberating on how to best use the \$2M received as part of a Monsanto Class Action Lawsuit. CBBEL is on-call as needed to provide any additional information needed throughout the decision-making process.	ongoing, as requested
230324	Shades Subdivision Project, Phase 2	\$198,850	Design/Construction Observation	The Shades Phase 2 project was awarded to Rieth-Riley Construction Company, Inc. at the February 18 th Town Council meeting. After several delays, gas relocation work is currently ongoing by NIPSCO's contractor (Meade) and is anticipated to be complete by August 22nd. Based on discussions with Rieth-Riley, it is believed that construction can still be substantially complete by the end of November as long as there are no additional delays. This would likely involve a need for temporary winter stabilization and push permanent landscaping and pavement marking into the spring. – see 08/13/25 Council Report for details.	ongoing
230510	133 rd Road Raise and Watermain	\$145,150	Design & Permitting	The Category Exclusion document was approved on February 28 th . Stage 3 design plans and corresponding documentation were submitted to INDOT on March 21 st . We are waiting for the INDOT plan review to be completed prior to final tracings. As a reminder, the letting for this project was reprogrammed to November 2025 based on continued INDOT environmental review and added scope related to the geotechnical findings within the corridor. This has moved the project into an	ongoing

Town of Cedar Lake – Project Status Report

Christopher B. Burke Engineering, LLC

updated 08/13/25

Job No.	Description	Budget	Deliverable(s)	Status	Deadline(s)
				early 2026 construction. – see 08/13/25 Council Report for details.	
060015.00005	Shades Subdivision AA and AB Paving Projects	\$62,380	Design/Part-Time Construction Observation	The contract has been awarded by the Town to Milestone Contractors North, Inc. in the amount of \$693,240.00. Construction layout started the week of 8/4 and is expected to officially start this week; the anticipated completion is late Fall 2025. – see 08/13/25 Council Report for details.	ongoing
090043	MS4 Coordination	\$19,400 (annual)	MS4 Coordination Services & Development	<i>No Change from Previous Report.</i> CBBEL submitted the 2025 annual report to IDEM on April 3 rd . The report was received and reviewed with no deficiencies noted. CBBEL staff have also begun completing Quarter 3 MS4 construction site inspections for 2025. – see 08/13/25 Council Report for details.	ongoing

Cedar Lake All Projects' Schedules

	2024												2025												2026												
	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	
Shades Subdivision, Phase 2 (CCMG 2024-2)																																					
Construction																																					
Shades AA/AB Subdivisions (CCMG 2025-01)																																					
Construction																																					
133rd Road Raise (DES No. 2301117)																																					
Construction																																					