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September 16, 2025

ALL TOWN FUNDS	\$260,955.99
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WASTEWATER OPERATING	\$251,450.28
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WATER UTILITY	\$62,237.14
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STORM WATER	\$2,022.43
-------------	------------

PAYROLL 9/11/25	\$443,407.11
-----------------	--------------

AUG REMITTANCES	\$237,610.23
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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 Procedures

Public Way Vacation petitions shall be filed in accordance with Indiana Code 36-7-3-12, namely:
"36-7-3-12 Vacation of public way or place; petition; notice; hearing; adoption or ordinance; appeals

Sec. 12. (a) Persons who:

- (1) own or are interested in any lots or parts of lots; and
- (2) want to vacate all or part of a public way or public place in or contiguous to those lots or parts of lots;

may file a petition for vacation with the legislative body of:

(A) a municipality, ..."

The Department of Building, Planning & Zoning will assist petitioner with publication and notification requirements for public hearing. For any government owned land use applications or petitions for vacation of public ways or easements, a sign shall be posted on the real property which is the subject of the Public Hearing (10) days, or more, before the date fixed for the Public Hearing. The sign shall be minimally two feet by two feet (2'x2'), and placed in a location visible from a public road. Further, the sign shall minimally state "Public Hearing Notice", with the date and time of the Public Hearing, and the body conducting the Public Hearing identified thereon. Further, the name and contact information of the party or entity seeking an approval shall be displayed on such sign. This sign notice requirement is in addition to the Public Hearing Notice requirements otherwise required by Town ordinances and applicable state law, as amended from time to time.

Only complete applications, along with a \$200.00 filing fee, will be accepted. The petitioner is responsible for all costs associated with the requirements of the public hearing and all legal fees associated with the preparation and execution of any required ordinance.

By signing below you acknowledge that you will be responsible for any additional costs associated with this Variance Application and procedure, i.e. certified mailings and publication(s). If you have any questions concerning this application or filing thereof, please don't hesitate to contact:

Town of Cedar Lake
Department of Building, Planning & Zoning
7408 Constitution Avenue
P. O. Box 707
Cedar Lake, IN 46303
219-374-7400 Phone
219-374-8588 Fax

John C. Rago Jr & Doris Jean Rago
Owner

Petitioner

Petitioner

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 [REDACTED]	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]

[REDACTED]

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

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



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.



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.

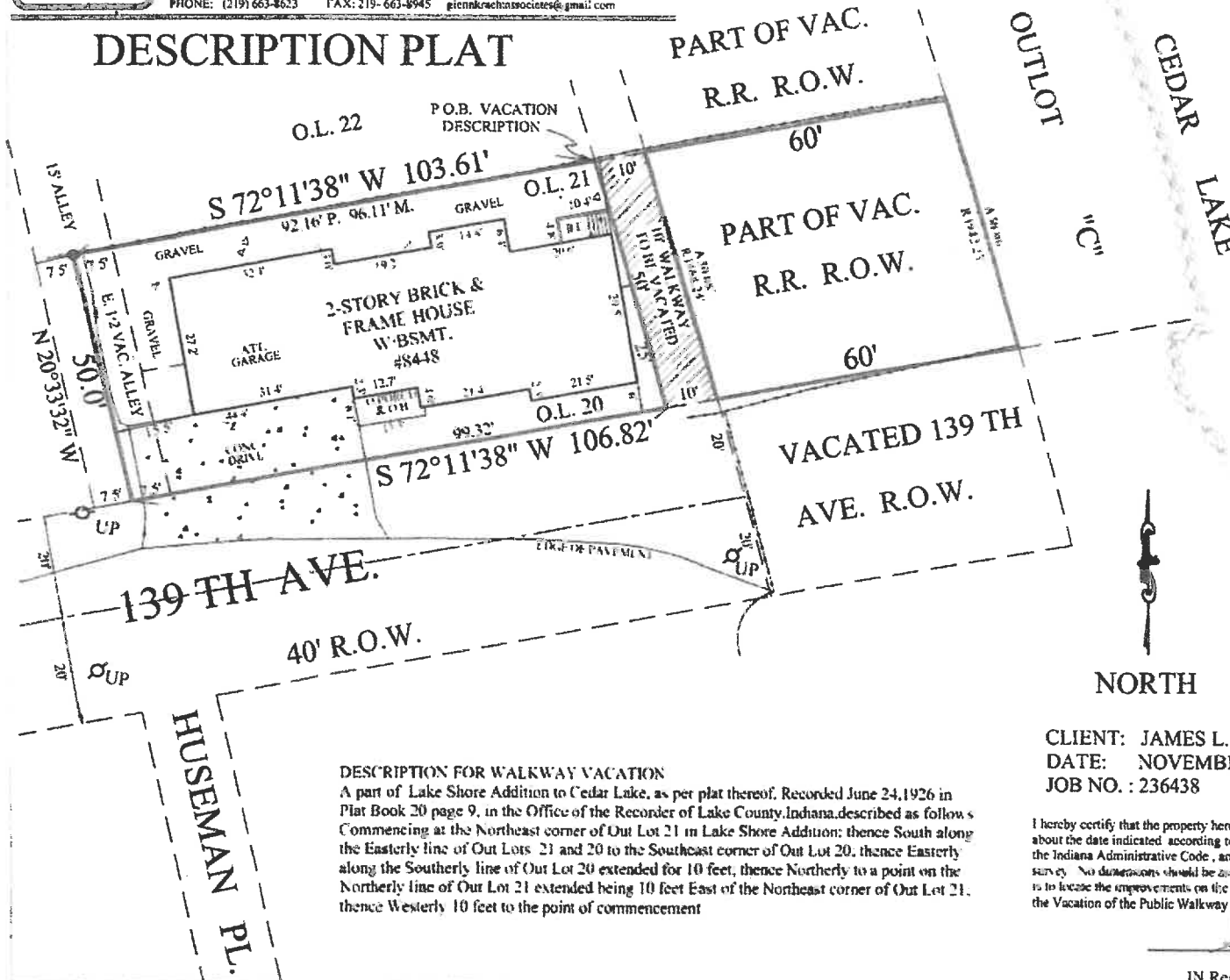
EXHIBIT A



GLENN KRACHT ASSOCIATES

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

DESCRIPTION PLAT



DESCRIPTION FOR WALKWAY VACATION

A part of Lake Shore Addition to Cedar Lake, as per plat thereof, Recorded June 24, 1926 in Plat Book 20 page 9, in the Office of the Recorder of Lake County, Indiana, described as follows: Commencing at the Northeast corner of Out Lot 21 in Lake Shore Addition; thence South along the Easterly line of Out Lots 21 and 20 to the Southeast corner of Out Lot 20; thence Easterly along the Southerly line of Out Lot 20 extended for 10 feet; thence Northerly to a point on the Northerly line of Out Lot 21 extended being 10 feet East of the Northeast corner of Out Lot 21; thence Westerly 10 feet to the point of commencement

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
CHECK 7016	\$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: [REDACTED]

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 Kathryn 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"

LOT 20
N 72°12'48" E ~60.44'
ARC LENGTH=7.56'
RADIUS=1872.23'
CH BRG=S 24°45'03" E
CH LENGTH=7.56'
L=50.04'
R=1872.23'

LOT 21
N 72°12'39" E ~103.57'
S 72°12'39" W ~96.64'
S 72°12'39" W ~99.32'
S 72°12'39" W ~60.27'

OUTLOT 18
VACATED 15' ALLEY
N 20°22'14" W ~49.81'
S 20°22'14" E ~42.30'

OUTLOT 19
POINT OF BEGINNING
S 72°12'39" W ~7.51'

OUTLOT 20
ABANDONED CHICAGO, INDIANAPOLIS & LOUISVILLE RAILROAD

OUTLOT 21
N 72°12'39" E ~103.57'
S 72°12'39" W ~96.64'

139TH AVENUE
40' RW

Parcels:
Parcel: 45-15-27-407-025.000-014
Owner: STEININGER, PAUL
Parcel: 45-15-27-407-016.000-014
Owner: Lake Shore Sub Association
Parcel: 45-15-27-407-026.000-014
Owner: BECKER, BETTY & LIVING TRUST
Parcel: 45-15-27-407-028.000-014
Owner: Lake Shore Sub Association

Scale:
1 INCH = 30 FT.

North Arrow:
N

Scale Bar:
30 0 15 30

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


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

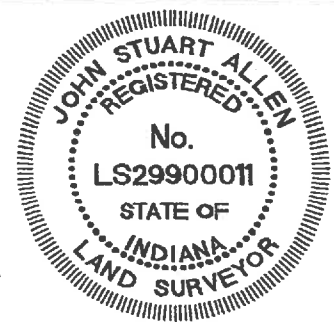
THE PURPOSE OF THIS DOCUMENT IS TO CREATE A UTILITY EASEMENT TO BE GRANTED TO NORTHERN INDIANA PUBLIC SERVICE COMPANY FROM A PARCEL OF LAND DEEDED TO: JOHN C. RAGO AND DORYS JEAN RAGO IN A WARRANTY DEED DATED SEPTEMBER 6, 2018 AND RECORDED SEPTEMBER 24, 2018 AS DOCUMENT NUMBER 2018-065542 IN THE OFFICE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





Statement Date: 05/29/2025

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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 007532

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

ck #7047

▼ Please fold on the perforation below, detach and return with payment.



9701 Indianapolis Blvd.
Highland, IN 46322-2620
219.922.2406

BUSINESS BANKING

IRREVOCABLE LETTER OF CREDIT #01315

August 20, 2025

Town of Cedar Lake
Attn: Department of Planning, Zoning and Building
7408 Constitution Avenue
Cedar Lake, IN 46303

Re: Phases 2 and 3 of the Centennial Villas Subdivision (Cedar Lake Development LLC) –
Maintenance Letter of Credit

Ladies and Gentlemen:

We hereby establish in your favor our Irrevocable Letter of Credit for the account of Cedar Lake Development LLC up to an aggregate amount of One Hundred Eleven Thousand Five Hundred Thirty-Forty & 56/100 Dollars (\$111,534.56) U.S. DOLLARS which is available by presentation of your draft(s) at sight drawn on us bearing the clause: "Drawn under Centier Bank Irrevocable Letter of Credit No. [REDACTED] dated August 20, 2025.

The original of, and any amendments to, this Letter of Credit must accompany all draws. This Letter of Credit will expire at the close of the regular business day on August 20, 2028, and such drafts and any other required documents must be presented for payment and received by us on or before such date.

We hereby engage with drawers and/or bona fide holders that drafts drawn and negotiated in conformity with the terms of this credit will be duly honored on presentation and that drafts accepted in conformity with the terms of this credit will be duly honored at maturity.

This Agreement will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of Indiana without regard to its conflicts of law provisions, and except to the extent such laws are inconsistent with the 2007 Revision of the Uniform Customs and Practice for Documentary Credits of the International Chamber of Commerce, ICC Publication No. 600. This Agreement has been accepted by Lender in the State of Indiana.

[REDACTED]
BY: Jennifer L Willis
ITS: Senior Vice President

August 20, 2025

Town of Cedar Lake
Attn: Department of Planning, Zoning and Building
7408 Constitution Ave
Cedar Lake, IN 46303

Ladies and Gentlemen:

Please find attached the original Letter of Credit issued on behalf of Cedar Lake Development LLC referred to as Number [REDACTED]

Please acknowledge your receipt of the original document mentioned above by signing where provided below and return to Centier Bank, 600 E. 84th Avenue, Merrillville, Indiana 46410, Attention: Letter of Credit Department.

CENTIER BANK

By: Jennifer L. Willis, Senior Vice President

**TOWN OF CEDAR LAKE, LAKE
COUNTY, INDIANA, a Municipal
Corporation**

BY: Nick Recupito
Title: Town Council President

Attest By: Jennifer N. Sandberg, IAMC
Title: Clerk-Treasurer

Received this the _____ day of _____, 20____.

DISBURSEMENT OF FUNDS
FROM 2022A CONSTRUCTION FUND # 1001031163

Requisition No. 27

Pursuant to the Trust Indenture dated as of December 1, 2022 (the "Indenture"), between the Town of Cedar Lake Building Corporation and Regions Bank, as trustee (the "Trustee"), the undersigned requests the Trustee to pay the expenses listed on Exhibit A attached hereto in the aggregate sum of **\$22,729.00** out of moneys deposited in the 2022A Construction Fund of the Town of Cedar Lake 2022 Construction Fund under the Indenture. The undersigned, in connection with the foregoing request, hereby certifies that:

- (1) The costs of an aggregate amount set forth herein have been made or incurred and were necessary for the 2022A Project or the issuance of the Bonds;
- (2) The amount paid or to be paid, as set forth herein, is reasonable and represents a part of the amount payable for the 2022A Project or the issuance of the Bonds, and such payment was not paid in advance of the time, if any, fixed for payment and was made in accordance with the terms of any contracts applicable thereto and in accordance with usual and customary practice under existing conditions;
- (3) No part of such costs has been included in any Requisition previously filed with the Trustee under the provisions of the Indenture; and
- (4) Such costs are appropriate for the expenditure of proceeds of the Bonds.
- [(5) Such costs are not subject to certification by the architect or engineer.]

This statement and Exhibit A shall be conclusive evidence of the facts and statements set forth herein and shall constitute full warrant and protection to the Trustee for its actions taken pursuant hereto.

This document evidences the approval of the undersigned of the payments hereby requested and the certification of the undersigned with respect to the matters herein contained.

All terms used herein, which are not otherwise defined herein, shall have the meanings set forth in the Indenture.

Dated this ____ day of _____, 20__.

AUTHORIZED REPRESENTATIVE
UNDER THE INDENTURE

TOWN OF CEDAR LAKE, INDIANA

Clerk-Treasurer

EXHIBIT A

<u>Payee</u>	<u>Purpose</u>	<u>Amount</u>
Chicago Parts & Sound, LLC. d/b/a Police Department Services and, Coachcraft & Precision Services 1307 Howard Street Elk Grove Village, IL 60007	Invoices #2019 for Unit #52 & #1998 for Unit #38 – To outfit 2 of the 4 new Dodge Durango purchases	\$22,729.00
Total:		\$22,729.00

dba Police Department Systems
and, Coachcraft & Precision Services
1307 Howard St
Elk Grove Village, IL 60007
+18479791530
Accounting@cps1311.com

Invoice



BILL TO
Town of Cedar Lake
7408 Constitution Ave.
Cedar Lake, IN 46303
United States

SHIP TO
Town of Cedar Lake
7408 Constitution Ave.
Cedar Lake, IN 46303
United States

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2019	08/15/2025	\$11,364.50	09/10/2025	Net 10 Prox	

VEHICLE /UNIT #	VIN	P.O.
2025 DODGE DURANGO	SC526817	UNIT 52

PART NUMBER	DESCRIPTION	QTY	PRICE	TOTAL
C3900U	SLIM SPEAKER W/ UNIVERSAL BRAC	1	425.00	425.00
3930008CM	MATRIX THIN SUPERVISOR R/B/W/	1	1,099.00	1,099.00
CZMATSIB	Serial Interface Box	1	185.00	185.00
MDASHCPE	PREEMPTION TRAFFIC SIGNAL	1	395.00	395.00
3492L6S	XCEL SIREN WITH LIGHT CONTROL	1	595.00	595.00
POWERHARNESS	Power Harness/Fuse Holders/Terminals	1	475.00	475.00
GVM6718SV	Self-Supporting Single Weapon	1	650.00	650.00
LABOR	ACTIVATE FACTORY FLASHER	1	95.00	95.00
ETFBSSNP	SOLID STATE TAIL FLASHER	1	225.00	225.00
HAF4013A	Motorola HAF4013 762-870 MHz	1	165.00	165.00
MBD25	3/4 Brass Mount, 25' Coax	1	39.50	39.50
ENT2B3D	Intersector Under Mirror Mount Light, Red/White	1	295.00	295.00
ENT2B3E	Intersector Under Mirror Mount Light, Blue/White	1	295.00	295.00
PNT1CRV06	Curved Surface Adaptors, Dodge Durango 13 -23	1	15.00	15.00
ULB9LDC-1-RBWW	RED/BLUE ULB	2	245.00	490.00
CD3802RBW-SB	Mega Thin Series,Red/Blue	4	185.00	740.00
C3RNRDC24LBWRW	24" OUTLINER RBW	1	395.00	395.00
LXEXLPBKTR-PIU	LICENSE PLATE BRKT	1	39.50	39.50
XT4LBKT	90 'L' SHAPED BRACKET (XT4)	2	10.00	20.00
C-MC	Mic Clip	2	11.50	23.00
C-MCB	Mic Clip Bracket	2	13.50	27.00
LABOR	PRE-WIRE FOR RADIO	1	85.00	85.00
C-MD-317	Heavy-Duty Computer Monitor / Keyboard Mount and Motion Device	1	365.00	365.00

PART NUMBER	DESCRIPTION	QTY	PRICE	TOTAL
C-HDM-204	8.5" Heavy-Duty Telescoping Pole, Side Mount	1	165.00	165.00
UT-1001	Universal Rugged Cradle for approximately 11"-14" Computing Devices	1	265.00	265.00
CG-X	ChargeGuard-Select	1	99.50	99.50
LABOR	INSTALL CUSTOMER SUPPLIED ELECTRONICS	1	695.00	695.00
CITDUR21-RBA-CM	R/B/A CITADEL DURANGO	1	1,549.00	1,549.00
PK0123DUR112ND	Durango rear partition	1	699.00	699.00
C-VS-2300-DUR	Vehicle-Specific 23" Flat Console for 21-25 Dodge Durango Pursuit	1	525.00	525.00
C-ARM-108	Side Mounted Swing-Away Flip-Up Armrest	1	169.50	169.50
CUP2-1001	Self-Adjusting Double Cup Holder	1	59.50	59.50

Remit Payment to:
Chicago Parts & Sound, LLC.
1307 Howard St.
Elk Grove Village, IL 60007

SUBTOTAL	11,364.50
TOTAL	11,364.50
BALANCE DUE	\$11,364.50

dba Police Department Systems
and, Coachcraft & Precision Services
1307 Howard St
Elk Grove Village, IL 60007
+18479791530
Accounting@cps1311.com

Invoice



BILL TO
Town of Cedar Lake
7408 Constitution Ave.
Cedar Lake, IN 46303
United States

SHIP TO
Town of Cedar Lake
7408 Constitution Ave.
Cedar Lake, IN 46303
United States

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1998	08/06/2025	\$11,364.50	09/10/2025	Net 10 Prox	
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2025 DODGE DURANGO	SC526815		UNIT 38		

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Remit Payment to:
Chicago Parts & Sound, LLC.
1307 Howard St.
Elk Grove Village, IL 60007

SUBTOTAL	11,364.50
TOTAL	11,364.50
BALANCE DUE	\$11,364.50

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



September 5, 2025

Dear Town Council Members,

On behalf of the Cedar Lake Park Board, we respectfully submit the following formal recommendations from our regularly scheduled meeting held on September 4, 2025, for your consideration:

1. Amendment to Park Impact Fee Ordinance No. 1375

Per guidance received from Attorney Austgen regarding the necessary steps to amend Ordinance No. 1375—which is scheduled to expire in January 2026—the Park Board offers the following favorable recommendations:

Update and revise the Town's Comprehensive Plan.

Re-establish the Park Impact Advisory Committee.

The Park Board would like to actively participate in the selection process for this committee and requests a future discussion with the Town Council to coordinate involvement.

A memo from Attorney Austgen is attached for your convenience.

2. Tree Removal Request at Potawatomi Park (13043 Polk Street)

During the September 4, 2025 Park Board meeting, Mr. Nick Yukon of 13043 Polk Street addressed the Board during Public Comment. He requested permission to remove an approximately 80-foot maple tree located in Potawatomi Park, which is encroaching upon his property.

The Park Board has issued a favorable recommendation to allow Mr. Yukon to contract the removal and stump grinding of the tree.

The Board also requests that the Town of Cedar Lake be listed as an additional insured on the contractor's Certificate of Insurance prior to work being performed.

A photo of the tree is attached for your reference.

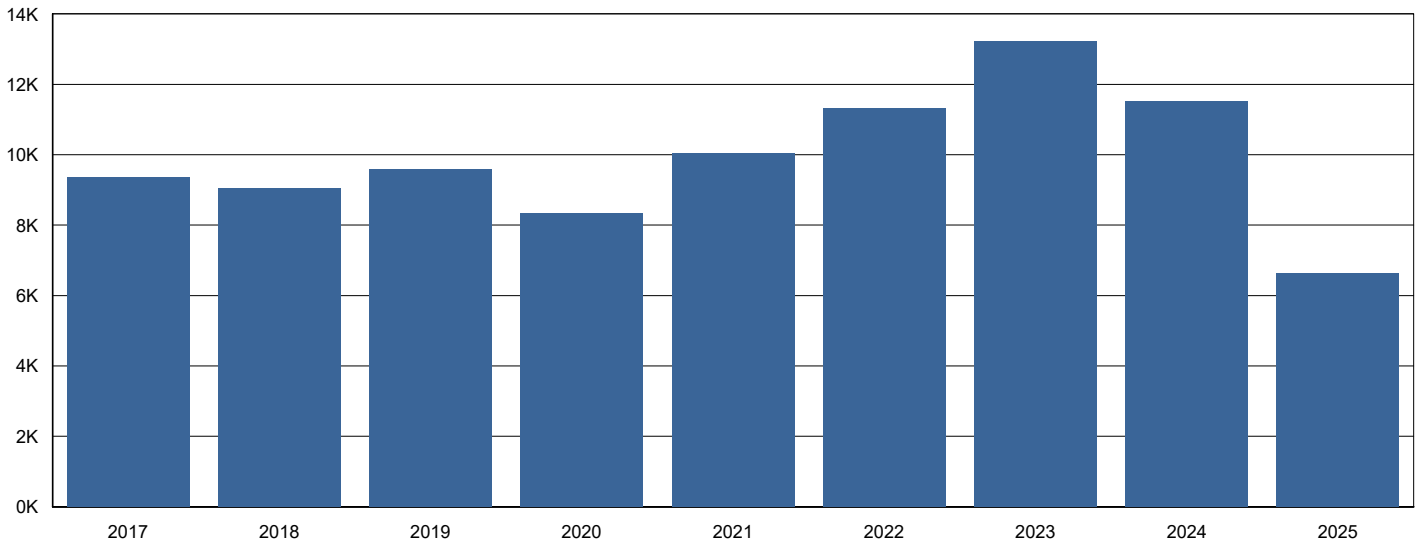
The Parks Department would also like to open a dialogue with you regarding two initiatives: the creation of a walking path on Town Grounds as part of a proposed 2026 improvement project, and the consideration of the Town's participation in the Tree City USA program.

We appreciate your attention to these matters and look forward to further collaboration.

Cedar Lake Police Department

Calls for Service Analysis

1/1/2017to 8/31/2025



	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	787
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	6,639

Calls Per Day: 27.32

Cedar Lake Police Department

Traffic Stop Analysis

1/1/2017 to 8/31/2025



	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	235
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	2,540

Cedar Lake Police Department

Warning Analysis

1/1/2017 to 8/31/2025



	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	280
Apr	195	148	376	15	323	301	541	455	262
May	210	225	289	112	263	461	452	502	328
Jun	211	191	309	136	273	333	634	528	262
Jul	166	271	316	234	338	356	502	338	283
Aug	173	220	313	218	270	438	497	325	171
Sep	182	228	223	188	205	433	445	219	
Oct	128	322	222	154	265	419	489	257	
Nov	161	243	260	182	258	404	506	173	
Dec	115	193	272	180	251	465	437	145	
Total	2,213	2,370	3,424	2,101	3,367	4,547	6,676	4,417	2,149

Cedar Lake Police Department

Citation Analysis

1/1/2017 to 8/31/2025



	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	202	159	122
Mar	187	108	120	122	215	164	203	188	110
Apr	142	123	102	38	126	152	205	191	136
May	148	122	98	74	144	159	157	227	152
Jun	164	122	107	140	156	166	182	205	106
Jul	147	118	112	156	163	213	143	161	143
Aug	113	83	112	193	123	229	173	196	113
Sep	91	97	106	137	147	165	112	123	
Oct	85	87	113	108	147	140	142	119	
Nov	84	92	92	107	129	117	160	93	
Dec	94	93	111	85	117	142	101	75	
Total	1,591	1,217	1,341	1,515	1,792	1,915	1,968	1,854	977

Cedar Lake Police Department

Law Incident Analysis

1/1/2017 to 8/31/2025



	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	500	486	366
Mar	443	461	461	427	522	546	548	545	451
Apr	564	471	512	334	507	501	643	526	478
May	629	624	518	642	556	674	627	690	535
Jun	628	644	505	625	663	657	696	678	582
Jul	659	681	510	575	652	630	659	696	536
Aug	614	656	572	633	554	634	627	644	518
Sep	573	575	602	573	525	576	550	593	
Oct	511	594	476	561	499	538	602	613	
Nov	488	507	444	495	429	514	492	467	
Dec	488	455	420	460	481	544	537	415	
Total	6,441	6,578	5,937	6,278	6,306	6,747	6,990	6,891	3,869

Cedar Lake Police Department

Arrest Analysis

1/1/2017 to 8/31/2025



	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	28	23	18
Mar	14	17	26	9	26	32	26	26	31
Apr	21	30	32	9	15	33	25	26	22
May	33	34	24	24	31	21	19	23	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	22
Sep	18	34	21	25	26	18	21	21	0
Oct	25	29	24	29	33	39	11	24	0
Nov	25	19	16	23	24	14	17	14	0
Dec	23	21	21	14	20	30	21	18	0
Total	287	310	343	268	310	323	276	269	172

Cedar Lake Police Department

Arrest Offense Analysis

1/1/2017 to 8/31/2025



	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	50	47	21
Mar	27	30	48	20	43	71	47	36	59
Apr	37	42	46	20	23	56	42	37	27
May	55	53	34	31	59	39	29	35	26
Jun	32	49	55	37	66	54	60	32	34
Jul	33	31	45	40	45	53	33	32	21
Aug	54	40	73	42	23	53	45	40	24
Sep	34	47	36	47	58	33	29	30	0
Oct	35	53	37	66	59	65	14	32	0
Nov	34	30	28	41	46	35	43	16	0
Dec	34	53	36	25	31	61	31	24	0
Total	457	476	604	485	569	613	464	410	227

Grouped by Offense

**NUISANCES -
PROHIBITED**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Total
<i>NUISANCES - WEEDS, RANK</i>	0	0	0	0	8	0	1	1	10
<i>OBSTRUCTION OF DRIVERS VIEW</i>	1	0	0	0	0	0	1	0	2
<i>Parking - Blocking Traffic</i>	0	0	0	0	1	0	0	0	1
<i>Parking - Fire Lane</i>	0	1	0	0	0	0	0	0	1
<i>PARKING - LIMITATIONS OF</i>	0	0	0	0	0	2	1	0	3
<i>PARKING - SIGNS, POSTINGS,</i>	0	1	0	0	0	0	3	0	4
<i>Parking - Signs/Postings</i>	0	1	0	0	0	1	0	0	2
<i>PARKING - SNOW EMERGENCY</i>	0	13	0	0	0	0	0	0	13
<i>Parking - Traveled Portion RDWY</i>	0	0	0	0	1	1	0	0	2
<i>PUBLIC ORDER - MINOR CURFEW</i>	0	0	0	0	0	0	5	0	5
<i>Scattering of Refuse</i>	0	0	1	0	1	0	0	0	2
<i>SPEED LIMITS - 11-20 MPH OVER</i>	0	0	0	0	0	0	1	0	1
<i>Unauthorized Accumulation</i>	1	0	2	4	3	0	1	0	11
<i>Weeds - Nuisance</i>	0	0	0	0	40	30	20	3	93
Total	13	24	8	24	70	41	50	4	234

Cedar Lake Police Department

Town Ordinance Citations

1/1/2025 to 8/31/2025

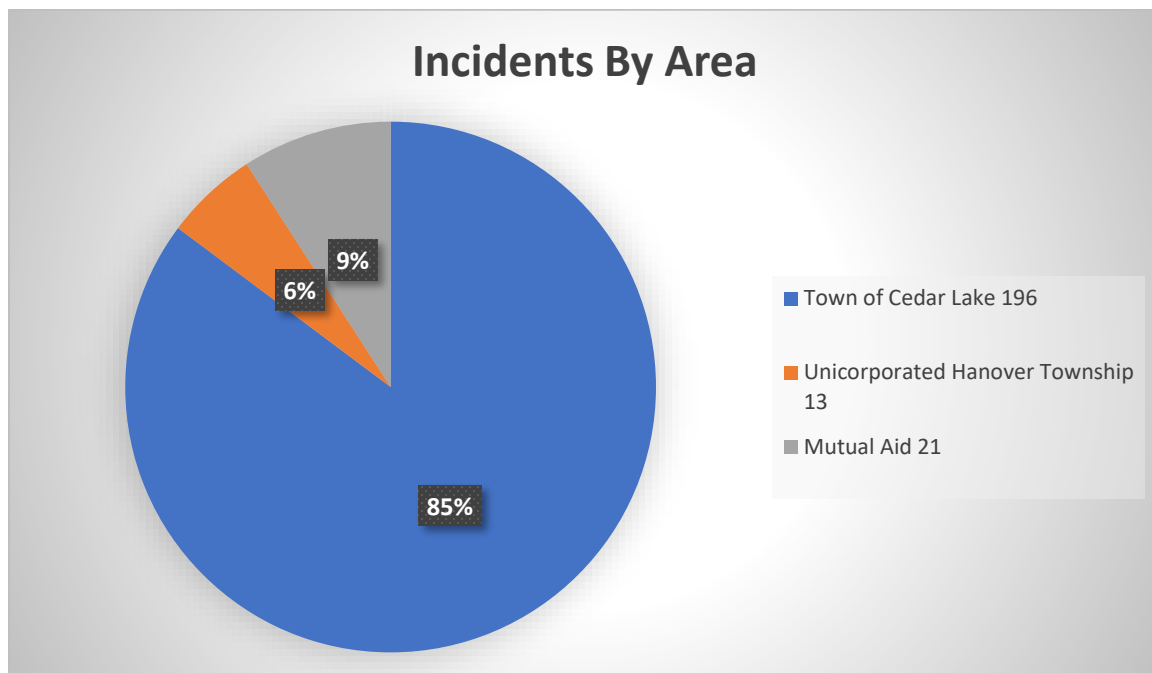
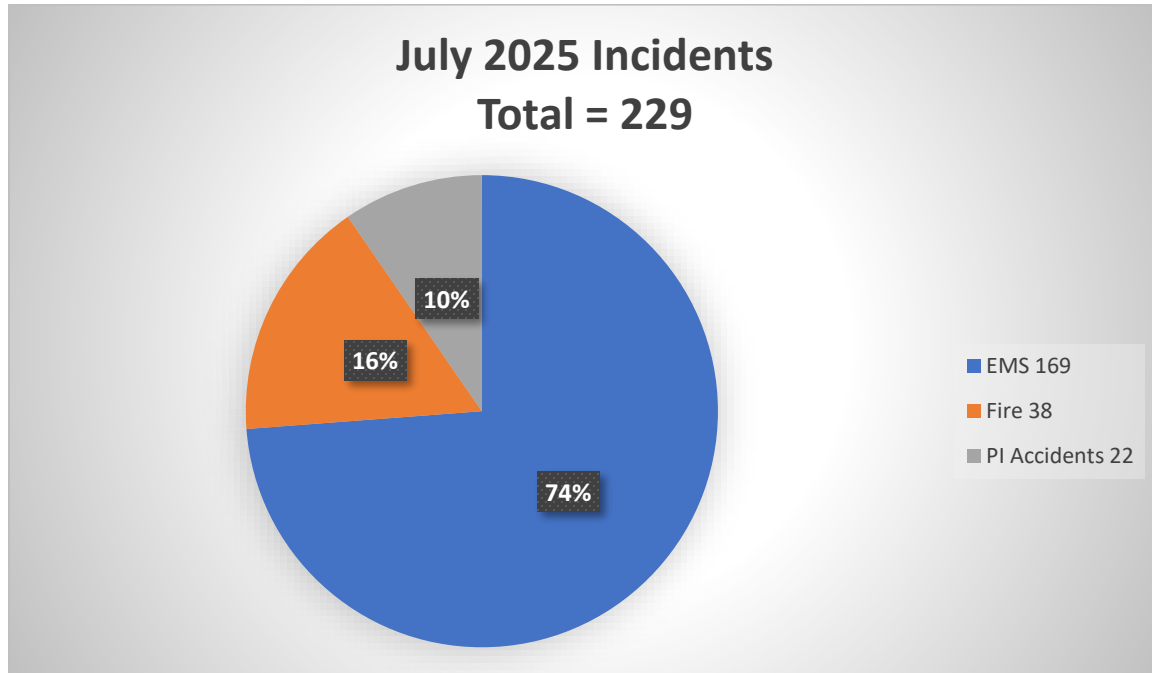
Grouped by Offense

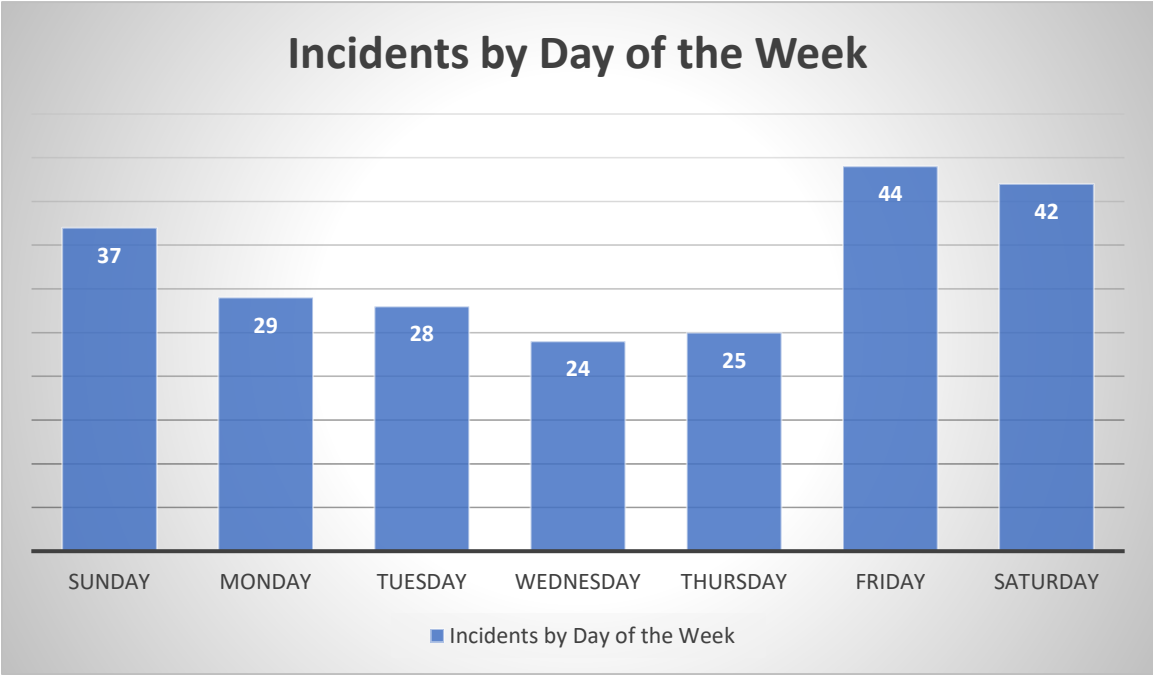
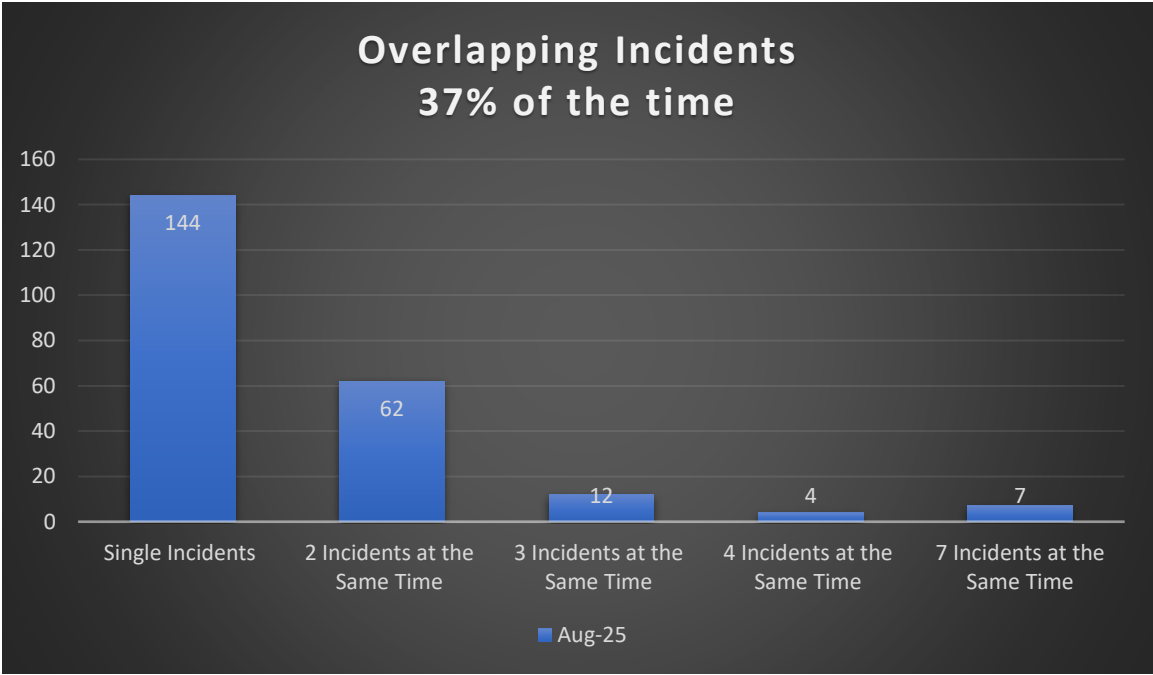
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Total
<i>Aband Vehicle on Roadway</i>	1	1	1	1	0	0	0	1	5
<i>Abandoned Vehicle</i>	24	32	26	23	16	10	20	4	155
<i>ABANDONED VEHICLE -</i>	0	1	0	0	0	0	0	0	1
<i>ALARM SYSTEMS - FALSE ALARM - 7+</i>	0	0	0	0	0	0	1	0	1
<i>ALARM SYSTEMS - PERMIT</i>	0	0	0	0	0	0	1	0	1
<i>ANIMALS - RESTRICTION ON</i>	0	0	0	0	0	0	2	0	2
<i>ANIMALS - RUNNING AT</i>	0	0	0	1	0	0	0	0	1
<i>DOGS - LICENSE AND</i>	0	0	0	1	1	0	6	0	8
<i>DOGS - RABIES PROTECTION</i>	0	0	0	0	0	0	6	0	6
<i>DOGS - RUNNING AT LARGE</i>	0	0	1	0	1	0	6	0	8
<i>House Numbers</i>	1	1	1	1	0	0	2	0	6
<i>LITTERING - HAULING LOOSE</i>	0	0	0	1	0	0	0	0	1
<i>LITTERING - SWEEPING LITTER</i>	0	0	0	1	0	0	0	0	1
<i>LITTERING - TRACKING</i>	0	0	0	1	0	0	0	0	1
<i>Non-Use Refuse Container</i>	0	0	0	1	0	0	0	0	1
<i>NUISANCES - ACCUMULATION</i>	7	1	0	3	2	1	1	0	15

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Total
<i>NUISANCES - DWELLINGS UNFIT</i>	0	1	0	0	0	0	1	0	2
<i>NUISANCES - NOISE</i>	0	0	0	0	1	0	0	0	1
<i>OBSTRUCTION OF DRIVERS VIEW</i>	0	1	0	1	2	0	0	0	4
<i>PARKING - FIRE LANES</i>	0	0	1	0	0	0	0	0	1
<i>PARKING - LIMITATIONS OF</i>	0	0	0	0	0	1	0	0	1
<i>PARKING - SIGNS, POSTINGS,</i>	0	0	0	0	0	1	0	0	1
<i>Parking - Signs/Postings</i>	0	0	0	0	0	1	0	0	1
<i>Scattering of Refuse</i>	2	2	2	1	1	1	2	0	11
<i>Unauthorized Accumulation</i>	0	0	1	4	2	0	1	0	8
<i>Weeds - Nuisance</i>	0	0	0	0	13	38	39	19	109
Total	35	40	33	40	39	53	88	24	352

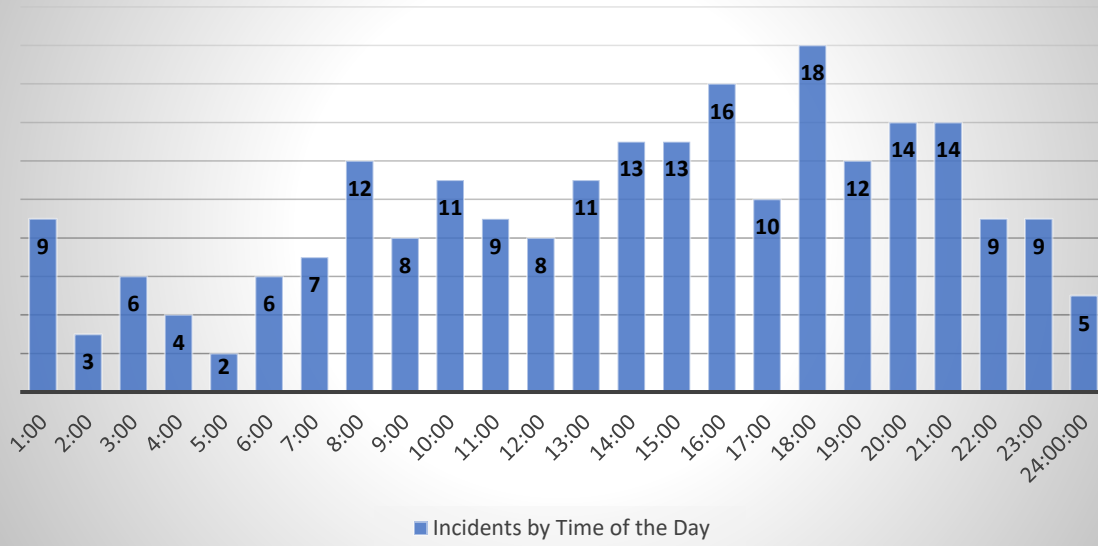
August 2025 Operations Report

(As of August 31st 2025, this is a 16% increase from August 31st 2024)

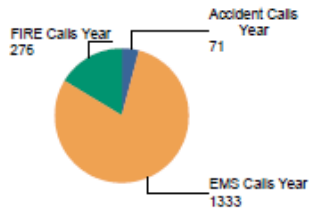




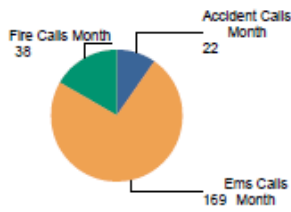
Incidents by Time of the Day



Cedar Lake Fire Department Monthly Summary Report 1/1/2025 to 8/31/2025



Accident Calls Year	4.2%
EMS Calls Year	79.3%
FIRE Calls Year	16.4%
Total:	100.0%



Accident Calls Month	9.6%
Ems Calls Month	73.8%
Fire Calls Month	16.6%
Total:	100.0%

Average Daily Calls for Service: 6.97

Yearly Totals

Agency Assist	1
Battery	1
Disturbance	1
Dom. Battery	2
EMS Abdominal	31
EMS Allergic	8
EMS Animal Bite	6
EMS Assault	16
EMS Back Pain	17
EMS Bleeding	33
EMS Breathing	113
EMS Burns	2
EMS Chest Pain	59
EMS Choking	4
EMS Death	7
EMS Diabetic	17
EMS Eye Injury	2
EMS Fall	151
EMS Full Arrest	20
EMS Gunshot	1
EMS Headache	6
EMS Heart Prob	27
EMS Heat / Cold	1
EMS Lift Assist	380
EMS Misc	2
EMS Mutual Aid	1
EMS Overdose	13
EMS Pregnancy	7
EMS Psych	54
EMS Seizure	30
EMS Sick Person	165
EMS Standby	11
EMS Stroke	28
EMS Traffic	1
EMS Trauma	23
EMS Uncons	73
EMS Unknown	24
Fatal Accident	1
FIRE Alarm	40
FIRE Appliance	1
FIRE Assist	29
FIRE Brush	9
FIRE CO Alarm	28
FIRE Electrical	11
FIRE Gas IN	7
FIRE Gas OUT	5

Monthly Totals

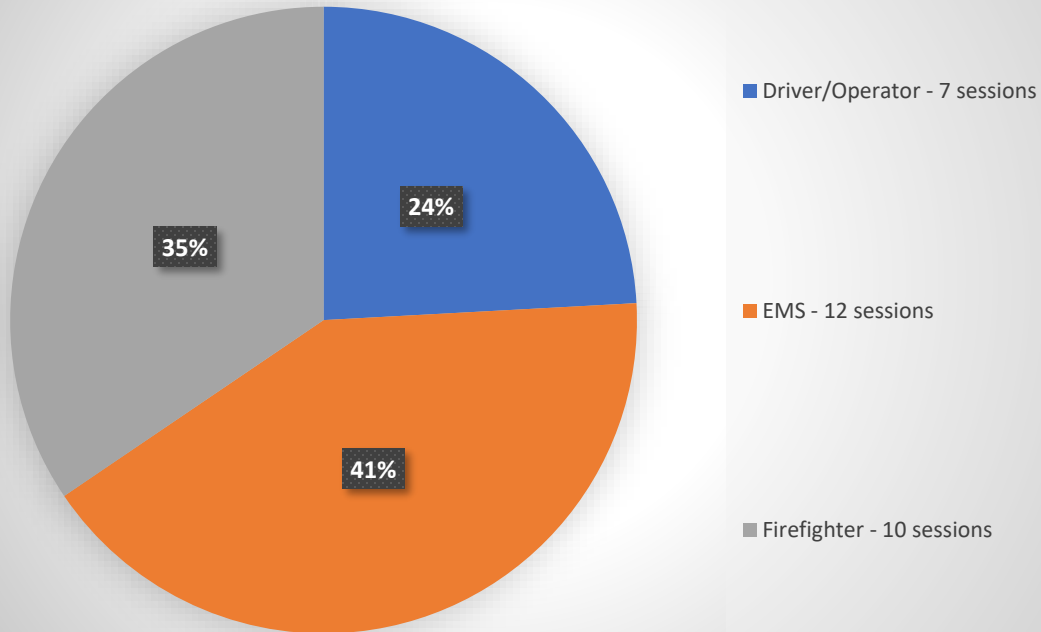
EMS Abdominal	2
EMS Allergic	4
EMS Animal Bite	2
EMS Assault	7
EMS Bleeding	3
EMS Breathing	13
EMS Chest Pain	10
EMS Death	1
EMS Diabetic	2
EMS Eye Injury	1
EMS Fall	16
EMS Full Arrest	2
EMS Heart Prob	3
EMS Lift Assist	51
EMS Overdose	1
EMS Pregnancy	2
EMS Psych	7
EMS Seizure	5
EMS Sick Person	21
EMS Standby	3
EMS Stroke	3
EMS Trauma	2
EMS Uncons	3
EMS Unknown	5
FIRE Alarm	5
FIRE Assist	3
FIRE Brush	1
FIRE CO Alarm	3
FIRE Gas IN	1
FIRE Gas OUT	1
FIRE Investigat	1
FIRE Misc	1
FIRE Mutual Aid	1
FIRE Smoke In	1
FIRE Smoke Out	1
FIRE Standby	2
FIRE Structure	11
FIRE TRBL Alarm	1
FIRE Utility	2
FIRE Water Resc	3
PD Accident	1
PI Accident	21

Total for Month: 229

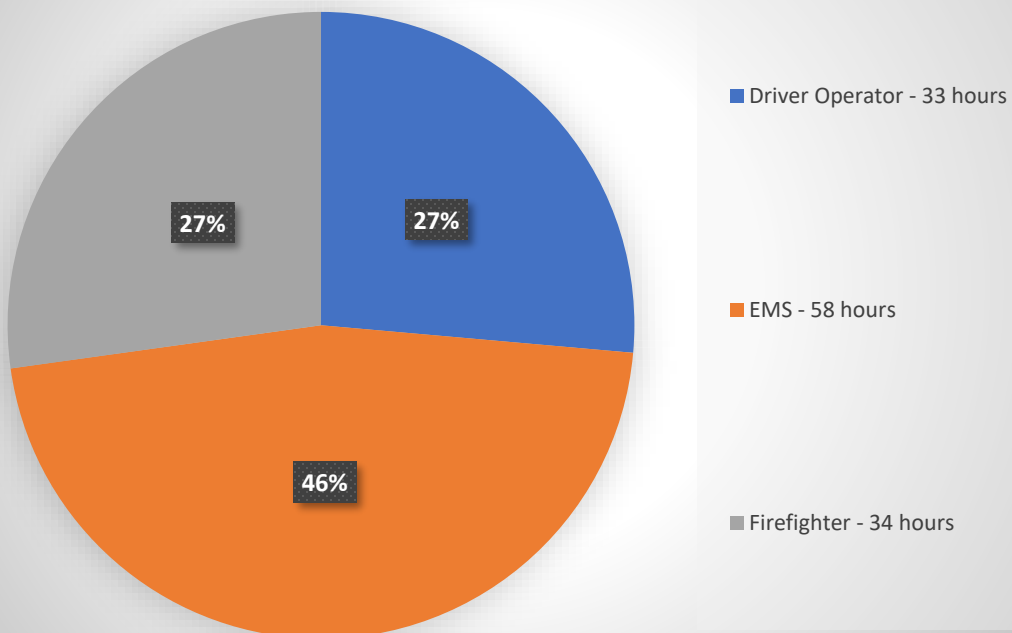
FIRE Hazmat	1
FIRE Investigat	1
FIRE Misc	2
FIRE Mutual Aid	7
FIRE Odor	4
FIRE Outside	14
FIRE Search	1
FIRE Semi	2
FIRE Smoke	3
FIRE Smoke In	1
FIRE Smoke Out	3
FIRE Standby	17
FIRE Structure	48
FIRE TRBL Alarm	1
FIRE Utility	17
FIRE Vehicle	6
FIRE Washdown	2
FIRE Water Resc	16
Overdose	1
PD Accident	2
PI Accident	68
Total for Year:	1,686

August 2025 Training Report Hours Logged: 124

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

September 2025

1. Dog Park Membership

- Current active membership: **73 members**

2. Training

Upcoming:

IPRA Conference – November 11–13

3. Maintenance Projects

Bartlett Wahlberg Park

- **Completed:**
 - Shelter
 - Sealcoating and striping of parking lot
 - Entry paver improvements
- **In Progress:**
 - Dirt work
 - Overseeding

Meyer Manor Bench & Tree Donation

- Bench and tree location proposed by the family
- Bench installation is currently in the work order queue

4. Building & Infrastructure

Park Maintenance Shop

- Engineering cost estimates are currently in progress

Fall Tree Planting-Identifying Parks for Placement

- Discussion Item 9/4/25

Walking Path Project

- Discussion Item 9/4/25

Digital Communication Sign Grant

- Letters of support have been requested from community organizations
- Project qualifies for a variance
 - Will go before BZA once grant funding decision is made

Sub-committee meeting (Building & Infrastructure) requested for September. This sub-committee met in August.

Please refer to the Foreman Report for additional project and maintenance updates

5. Recreation

- Staff Appreciation Picnic Assistance– August 28
- First Soccer Games-September 13
- Bands, Brews & Bugaboos Event– September 13
- Trunk or Treat Event – October 25
- Visit with Santa Event – December 7
- Tree Lighting Ceremony Planning
 - In conjunction with the Chamber's Parade of Lights
 - Exploring estimate to plant a live Christmas tree on Town Grounds for annual use

Concluded for the Season:

- Summer Yoga Series
- Movies in the Park
- Summer Concert Series
- All programs are planned to return in 2026
 - *Yoga program will require evaluation based on attendance before confirming for 2026*

Sub-committee meeting (Programs and Events) requested for September. This sub-committee met in August.

2026 Planning

- **National Night Out Event**
 - Park Department to assist in event creation
 - Planning committee to include: Police, Fire, Public Works, and Parks
 - Committee meetings to begin in January 2026

Please refer to the Recreation Report for additional programming and event details

6. Outstanding Items

Non-Reverting Fund for Town Grounds and Shelters

- Park Board has recommended creation of a capital non-reverting account for shelter rental revenue
- Purpose of fund:
 - To support future improvement projects

Please 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

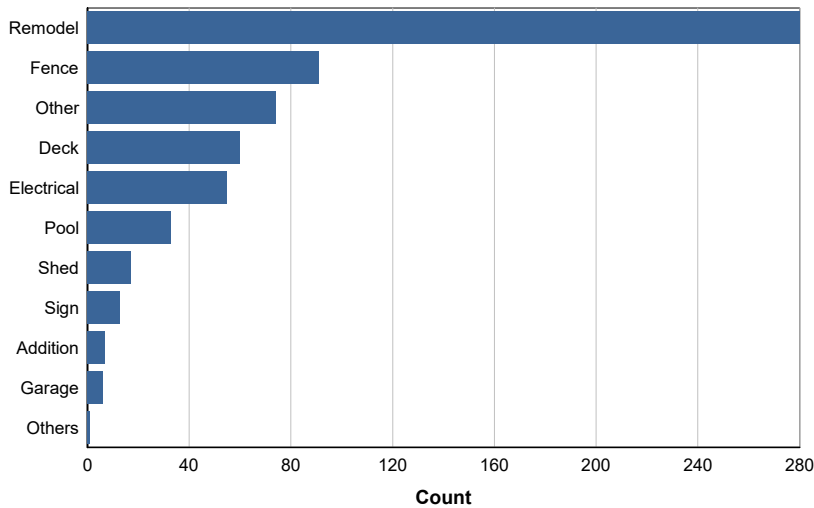
Tel (219) 374-7000 - Fax (219) 374-8588



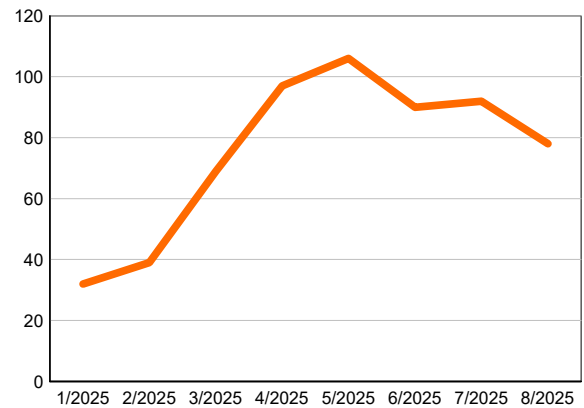
Report of All Other Permits

1/1/2025 to 8/31/2025

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 2025Residential Permits: **81**Commercial Permits: **8**Church Permits: **4**Municipal Permits: **3**Other Permits: **1**Total of Other Permits: **97**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 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**Total of Other Permits: **106**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 Value of All Other Permits: **\$4,059,633****June 2025**Residential Permits: **83**Commercial Permits: **6**Open Space Permits: **1**Total of Other Permits: **90**Residential Permits Value: **\$1,095,371**Commercial Permits Value: **\$38,495**Open Space Permits Value: **\$0**Total Value of All Other Permits: **\$1,133,866****July 2025**Residential Permits: **86**Commercial Permits: **5**School Permits: **1**Total of Other Permits: **92**Residential Permits Value: **\$1,418,420**Commercial Permits Value: **\$337,007**School Permits Value: **\$82,880**Total Value of All Other Permits: **\$1,838,307****August 2025**Residential Permits: **71**Commercial Permits: **2**Church Permits: **2**Industrial Permits: **2**Municipal Permits: **1**Total of Other Permits: **78**Residential Permits Value: **\$852,217**Commercial Permits Value: **\$20,500**Church Permits Value: **\$214,898**Industrial Permits Value: **\$75,000**Municipal Permits Value: **\$10,000**Total Value of All Other Permits: **\$1,172,615**Grand Total of Other Permits: **603**Grand Total Value of All Other Permits: **\$15,267,711**

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

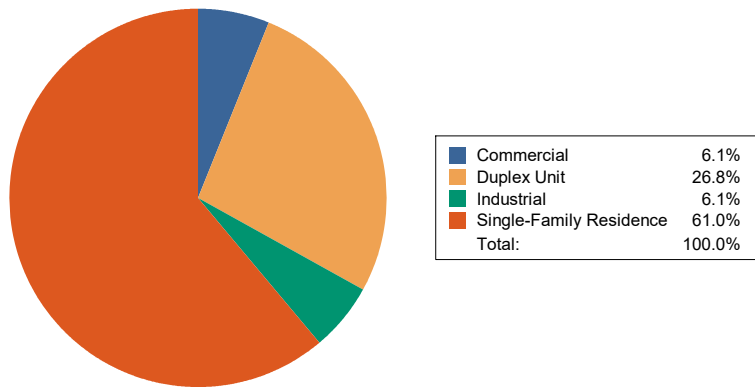


Report of All New Construction Permits

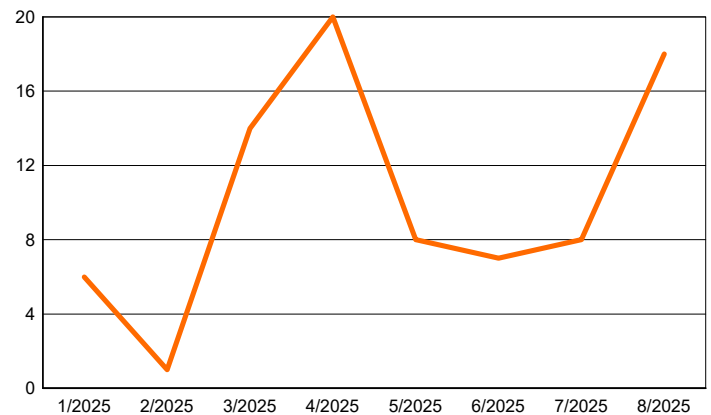
1/1/2025 to 8/31/2025

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**

August 2025

Residential New Construction Permits: **16**
Commercial New Construction Permits: **1**
Industrial New Construction Permits: **1**
New Construction Permits: **18**

New Residential Construction Value: **\$4,170,680**
New Commercial Construction Value: **\$925,000**
New Industrial Construction Value: **\$850,000**
Total Value of Construction for August: **\$5,945,680**

Total New Construction Permits: **82**
Total Residential New Construction Permits: **72**
Total Commercial New Construction Permits: **5**
Total School New Construction Permits: **0**

Total Value of New Construction: **\$28,720,688**
Total Value of New Residential Construction: **\$21,549,488**
Total Value of New Commercial Construction: **\$2,555,000**
Total Value of New School Construction:



September 11, 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 September 16, 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 September 16, 2025 Town Council meeting. This report covers activities for the period of August 13, 2025 through September 11, 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. *No Change from Previous Report*

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 coordination with the final property owner is on-going.

- **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 and has finished up work the first week of September. Based on discussions with Rieth-Riley, it is believed that construction can begin the week of September 15th and will likely involve paving into the months of November and December, depending on weather. 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. CBBEL has completed preliminary plans/costs for the 141st Avenue Roadway Improvements Project, which will be presented

to the Town Manager and Roadway Committee in the near future for consideration of this funding opportunity.

- **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 met with INDOT staff 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, which includes an environmental assessment for each project. The timing of the environmental assessment and approval will likely push these projects into 2026, but that is still being evaluated. 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 has finalized 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 now that the preliminary design/cost estimate of these improvements is complete.

- 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. CBBEL is currently making plan revisions to address INDOT review comments. The letting for this project was reprogrammed to November 2025 but may change based on the latest design schedule. Any changes to the letting schedule are not anticipated to affect the 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 recently completed and there is no further action necessary related to wetland permitting.
- 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 began the first week of August and is currently on-going. 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.

- Community Development Block Grant Funding: The Town was notified on January 6th that the Town's CBDG allotment for 2025 would be \$93,955.00. CBBEL provided the CBDG application and corresponding documents to the Town for the Utopia ADA Ramp and Sidewalk Improvement Project. CBBEL is currently working on the documents so that this project can be bid this Fall. The improvements must be completed by June 30, 2026 as a condition of the funding.

6) Water Utility

Water Master Plan:

A public information meeting was held on August 26th to present an overview of the Town's water distribution system and to answer frequently asked questions from the public. The presentation from the meeting has been posted to the Town's website for the residents to review. CBBEL is currently compiling additional information in response to some of the residents' questions raised during the meeting. That additional information will also be posted once it is available. In addition, the Town Water Department is continuing to work with Xylem on the installation of SCADA controls at the Parrish and Havenwood Pump Houses.

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.

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. An updated submittal was presented at the September 3rd meeting. The proposed plan was revised since an easement from the adjacent property owner could not be acquired. It is expected to be voted on at the September 17th meeting.
- 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. A resubmittal was made by the applicant on September 3rd and is expected to be voted on at the September 17th meeting.
- (M&L's Adventures) CL Gateway PUD: CBBEL issued a review letter on August 4th for this development and is currently waiting on a resubmittal.

- Henn's Holding, Railside, Lot 18: CBBEL issued a final approval letter for this development on August 20th and approval was obtained 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 engineering plans have been approved and the applicant is working on a Final Plat and obtained a Letter of Credit.
- Beacon Pointe West, Unit 8: A final plat was submitted for this development which was approved at the August voting session.
- 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. A full engineering submittal was made on September 3rd, which is currently under review. This development is expected to come before the Plan Commission at the October meetings.
- Railside, Lots 14 and 15: A full engineering submittal was made on September 3rd, which is currently under review. This development is expected to come before the Plan Commission at the October meetings.
- 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 was officially closed out at the September meeting.

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 prepared preliminary engineering plans and cost estimates for the project, which was shared with the Stormwater Management Board at the September meeting. CBBEL will look at additional options for the storm sewer improvements/alignment and report back to the Board in October.

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. **No Change.**

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 09/11/25

Job No.	Description	Budget	Deliverable(s)	Status	Deadline(s)
060015.00001	Town Council	n/a	Town Council Report for 09/16/25 meeting	Completed	09/11/25
060015.00002	Plan Commission	n/a	Plan Reviews & LOC Inspections	Plan Commission Meetings and Review of Plan Applications. – see 09/11/25 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 09/11/25 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 being wrapped up by NIPSCO's contractor (Meade). CBBEL is currently working with Rieth-Riley to formulate a revised schedule based on the delayed start. Construction is anticipated to commence the week of 9/15 and it is likely that paving work may be required during November and/or December. This would also likely involve a need for temporary winter stabilization and push permanent landscaping and pavement marking into the spring. – 09/11/25 Council Report for details.	ongoing
230510	133 rd Road Raise and Watermain	\$145,150	Design & Permitting	CBBEL is currently revising plans in response to INDOT review comments. The originally anticipated letting date of November 2025 may be pushed back, but the Spring 2026 construction start should not be affected. The purchase of the required wetland credits by the Town has been finalized and no further action is required on that front. – see 09/11/25 Council Report for details.	ongoing

Town of Cedar Lake – Project Status Report

Christopher B. Burke Engineering, LLC

updated 09/11/25

Job No.	Description	Budget	Deliverable(s)	Status	Deadline(s)
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 started the first week in August and is currently on-going; the anticipated completion date is late Fall 2025. – see 09/11/25 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 09/11/25 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																																					