

MINUTES  
HAMMOND SANITARY DISTRICT  
BOARD OF COMMISSISONERS MEETING  
FEBRUARY 9, 2021  
[www.hammondsd.com](http://www.hammondsd.com)

The Board of Sanitary Commissioners of the Sanitary District of Hammond, Lake County, Indiana held a regular meeting at 4:08 p.m. in the Conference Room of the Administration Building located at 5143 Columbia Avenue, Hammond, Indiana.

President Dimopoulos called the meeting to order at 4:08 p.m. He stated that the Board held an Executive Session prior to the meeting to discuss personnel and litigation matters in accordance with Indiana Codes.

Commissioners Present: Dimopoulos

Commissioners Present Remotely: Dye, Garay, Hawkins, Miller

Commissioners Absent: N/A

District Personnel Present: Marty Wielgos, Chief Executive Officer  
Joseph Allegretti, HSD Attorney  
Rachel Montes, Business Manager  
Kaleigh Boyle, HSD

District Personnel Present Remotely: Jeffrey Massey, HSD  
Matthew Muta, Deputy District Manager  
Robert Szczudlo, HSD  
Dan Zander, HSD  
Jack Smith, Sewer Department  
Rebecca McKinley, GIS Department

Others Present: Mike Hickey, MJHY, LLC

Others Present Remotely: Natalie Cook, Donohue

There was a roll call of attendees for the meeting to be documented in the minutes.

The same rules and guidelines will apply as previous meetings. Before somebody makes a statement/motion, they need to state their name so they know who is talking. There will be roll call votes on everything.

President Dimopoulos stated that he would entertain a motion that he as Board President has the authority to sign all documents today on behalf of the Board.

President Dimopoulos stated that the first order of business is the consideration of the January 26, 2021 Board Meeting Minutes.

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Dye **moved** and Hawkins **seconded** to approve the January 26, 2021 Board Meeting Minutes.

Ayes: Dimopoulos, Dye, Garay, Hawkins, Miller

Nays: None

Motion **carried** 5-0.

**Chief Executive Officer's Report**

Chief Executive Officer, Marty Wielgos, commented that the one thing he wanted to talk to the Board about was that he has been in negotiations with the City of Whiting for the last several years in regards to reimbursement of some past capital improvement projects that their agreement calls for some reimbursement. At the time, he was dealing with Mayor Stahura and unfortunately Mayor Stahura is no longer there so he has been dealing with the new Mayor whom he has never met before. He has had a chance to meet him over the phone and explained to him what they were doing with Mayor Stahura and why he was calling. He was very gracious and took the time to speak with him and basically said to give him a couple of days and he would get back to him. He was right on time and called him back in two days. He said compared to Mayor Stahura's 40% that he was willing to pay at that time back to the District, the new Mayor said that they will go ahead and do 67%. That is approximately \$603,000. He would ask for the Board's approval because he thinks that this is a home run for the District. They have always had some variance to the degree of understanding what their responsibility meaning the District's responsibility is to the customer communities when it comes to capital improvements. The gist of the agreement says that they are to go in front of their individual Boards and present the capital improvement projects, but there is no guarantee that they have to agree to do any of them. So, long ago that practice was stopped and they knew certain capital improvement projects had to be done here for the good of the District and its customers so they would just do them and then try to send letters and show what they did and the amounts that they were asking for reimbursement. He changed that. So, every new project, he has Mike Hickey who is going to be the lead on that, will send them a letter talking about the new project instead of them physically having to go there and then asking if they had any questions, he will be more than happy to go in front of their Board so that is how those will be done moving forward. This is one of the old housekeeping ones that they are getting to and getting \$603,000 is a pretty big windfall for the District.

President Dimopoulos replied absolutely and that he totally agrees. He said they will bring that up under new business and request a motion then.

Marty agreed and stated that other than that, he does not have anything else.

**PERSONNEL REPORT**

President Dimopoulos commented that the Board all received a copy of the Personnel Report via email.

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Miller **moved** and Dye **seconded** for the approval of the Personnel Report

Ayes: Dimopoulos, Dye, Garay, Hawkins, Miller

Nays: None

Motion **carried** 5-0.

**FINANCIAL REPORT**

Business Manager, Rachel Montes, stated that she had nothing to highlight, but would take any questions.

**DEPARTMENT REPORTS**

**Safety Report**

Nothing to highlight.

**GIS Report**

Nothing to highlight.

**Sewer Maintenance Report**

Nothing to highlight.

**CONSULTANT REPORTS**

**MJHY, LLC**

Mike Hickey stated that the Board should have a copy of his status report. One comment he would like to make on that, HSD is required to do status reports quarterly. One was due today and it was emailed on time and mailed last week so the Consent Decree status report went out. In regards to the Long-Term Control Plan they are continuing to take a look at the new guidance for the Financial Capability Analysis and has been reporting to Marty. Other than that, he would be happy to answer any questions.

Commissioner Hawkins commented that he could not hear all of what Mike Hickey said, but at the last board meeting he mentioned running numbers on the Financial Capability Analysis to determine if they could get better numbers and resubmit. He asked if he spoke to that or if he did that.

Mike Hickey replied that he did speak to it. He is going to need some help from Karl Cender. He talked to Marty today. There are a lot of numbers that need to be crunched so he did read the guidance and realized that they are going to need to gee some help putting these numbers together. They are in the process of doing that, so yes, they are looking into that.

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Marty added that at the last meeting he brought up that COVID has changed a lot of things, especially financially for a lot of folks, so they definitely want Mike and Karl Cender to really look at that effect. Then, the Mayor, who always reads the minutes- he was actually in a meeting with him last week and he sent a sharpie with the minutes that he really wants to see something happen with the commitment to the total number based on COVID. He also believes that they should have something to really drive that on and he could not agree with him more and he thinks the whole Board agrees on that. He knows Mike and Karl are going to work hard on that.

Mike Hickey said Max also.

Marty went on that he feels and he does not want to jinx them, but he feels somewhat confident that that number is going to go down because of all of that.

President Dimopoulos asked if they have an end date established for that.

Mike Hickey answered that he would have to talk to Karl first to see how fast he could turn it around, so he can report that next time.

**Donohue**

Natalie Cook said that she did not have anything to add to what Mike Hickey said, but if there are any questions, she would be happy to answer them.

**RESOLUTIONS**

**The Board considered Resolution No. 5-2021: RE: A Resolution by the Board of Sanitary Commissioners of the Hammond Sanitary District, Lake County, Indiana Adopting the 2021 Financial Expenditure Plan for the Pretreatment Fund (609) in the Amount of \$522,404.**

Dye **moved** and Hawkins **seconded** to approve Resolution No. 5-2021.

Ayes: Dimopoulos, Dye, Garay, Hawkins, Miller

Nays: None

Motion **carried** 5-0.

**The Board considered Resolution No. 6-2021: RE: A Resolution by the Board of Sanitary Commissioners of the Hammond Sanitary District, Lake County, Indiana Adopting the 2021 Financial Expenditure Plan for the Operation and Maintenance Fund (606) in the Amount of \$21,496,370.**

Dye **moved** and Miller **seconded** to approve Resolution No. 6-2021.

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Ayes: Dimopoulos, Dye, Garay, Hawkins, Miller

Nays: None

Motion **carried** 5-0.

**The Board considered Resolution No. 7-2021: RE: A Resolution by the Board of Sanitary Commissioners of the Sanitary District of Hammond, Lake County, Indiana Amending Salaries and Wage Rates for the Hammond Sanitary District for the Year 2021.**

Garay **moved** and Hawkins **seconded** to approve Resolution No. 7-2021.

Ayes: Dimopoulos, Dye, Garay, Hawkins, Miller

Nays: None

Motion **carried** 5-0.

**The Board considered Resolution No. 8-2021: RE: A Resolution by the Board of Sanitary Commissioners of the Sanitary District of Hammond, Lake County, Indiana Approving the Interlocal Governmental Agreement Between the Hammond Sanitary District and the City of Hammond By and Through Its Redevelopment Commission.**

Dye **moved** and Miller **seconded** to approve Resolution No. 8-2021.

Commissioner Hawkins questioned where the property is located at.

Marty answered that the property is on the railroad property that the Sanitary District bought a few years ago. It is adjacent to the Hammond Machine Works on the north side of the property line. Hammond Machine Works borders Columbia Avenue just like the District does and has a setback of about 2-300 feet east, so they are expanding their facility on to the portion of the railroad property that the District purchased coming south.

Commissioner Hawkins asked if Hammond Machine Works is buying this property.

Marty replied yes.

Commissioner Hawkins stated that in this Resolution they are transferring to the Hammond Redevelopment Commission- for what reason.

Marty said because the District cannot physically sell property. It has to be sold through the Redevelopment Commission.

Commissioner Hawkins asked if the Redevelopment Commission gets proceeds, if they will come back to the District.

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Marty and Attorney Allegretti simultaneously replied yes.

Commissioner Hawkins questioned if they know what those proceeds will be.

Attorney Allegretti commented that it will be the proportionate share- it is a relatively small parcel that is being acquired. A small segment of the abandoned railroad right away that they acquired from those two rights away parallel that are on the northern border from Columbia Avenue to White Oak and they will pay their proportionate share of what the District paid for it. Since the property has to be subdivided, they can do an intergovernmental exchange with the Department of Redevelopment with the City of Hammond without any consideration and the Department of Redevelopment statutorily has more flexibility to convey property than do normal regular units of government like sanitary districts like them. That is why they are using them as the vehicle to do it plus it requires a subdivision of the control ordinances of the City of Hammond and that is done through the Department of Planning of the City of Hammond and they are- the District is just conveying the property as described in the Quit Claim Deed and all of the work is being done by the Planning Department of the City of Hammond.

Commissioner Hawkins commented that if he understands correctly, this seems to be a much more complex issue than just selling a property to someone. The District will get a proportionate share of the original cost- is that the goal?

Attorney Allegretti answered yes Sir. Exactly. The District is not accommodating it or at the District's expense. the property owner will pay for it. Plus, the significant cost of getting the transaction concluded.

Commissioner Hawkins asked if sometime in the future HSD and the Board will know what funds were generated.

Marty answered yes.

Attorney Allegretti said yes, certainly. He will make a point of getting that number to him.

Commissioner Garay commented that as Joe said it is a pretty small parcel that is being transferred, but she asked Marty if this transfer of land would have any impact on the plans for projects involved with the Consent Decree.

Marty replied that he wanted to acquire that property for further growth way past the time that any of them in this room will see it used by the new Board and District Manager/CEO will be here for further growth in the Plant. It has nothing to do with or will have no impact at all with the plans they have. It was a positive impact that they were able to capture so much property adjacent to their current property. That was the key thing that was driving it.

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Attorney Allegretti added that there was a plan by the City to use a portion of that abandoned right away as a bike trail, but those plans of putting it there on the northern perimeter have been abandoned. They acquired it for further expansion and at that time the CEO was considering expanding the Basin and thought that had potential use of opening up another cell for the storm water basin and hopefully that will not happen. It is a backup.

Commissioner Garay thanked him for the explanation.

President Dimopoulos commented that they were all great questions.

Ayes: Dimopoulos, Dye, Garay, Hawkins, Miller  
Nays: None  
Motion **carried** 5-0.

**The Board considered the Bank Reconciliation Document dated January 31, 2021.**

Dye **moved** and Garay **seconded** for the approval of the Bank Reconciliation Document dated January 31, 2021.

Ayes: Dimopoulos, Dye, Garay, Hawkins, Miller  
Nays: None  
Motion **carried** 5-0.

**The Board considered the Claims Approval Docket 02-09-21.**

Dye **moved** and Hawkins **seconded** for the approval of the Claims Approval Docket 02-09-21.

Ayes: Dimopoulos, Dye, Garay, Hawkins, Miller  
Nays: None  
Motion **carried** 5-0.

**President Dimopoulos called for Old Business**

There was not any old business to discuss.

**President Dimopoulos called fort New Business**

CEO, Marty Wielgos, commented that they talked earlier about the agreement with Whiting for past capital improvement projects that they are willing to pay under the new mayor- 67% which comes to about \$603,000. He would like approval from the Board to move forward with Mr. Allegretti signing that agreement.

President Dimopoulos said absolutely. He thinks that is a great resolution to finally end their discussions with the City of Whiting. He asked for a motion to approve that amount from Whiting- 67%.

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Dye **moved** and Garay **seconded** to authorize CEIO Marty Wielgos and Attorney Allegretti authority to move forward with offer from the City of Whiting.

Commissioner Hawkins asked if this included up to current projects or where does it stop?

Marty responded that it includes the current projects including the Headworks project and the screw pumps. He told him he had to remember that Whiting's portion is very, very small based on their flow.

Commissioner Dye just wanted to comment and thank Marty for staying on top of this and letting it go the wayside.

President Dimopoulos commented that he thinks it is a great windfall for the District that they are finally getting something from one of their customer communities, so he thinks it is a great, great resolution.

Ayes: Dimopoulos, Dye, Garay, Hawkins, Miller  
Nays: None  
Motion **carried** 5-0.

Commissioner Garay wished Kaleigh a very happy birthday today.

Kaleigh thanked Heather for her birthday wishes.

Marty added that she said it feels good to be 21.

**President Dimopoulos called for Reports from Commissioners**

Commissioner Hawkins commented that he just wanted to briefly mention the Sewer Maintenance Department's 2020 Annual Production Report. He read through it and as usual it is very detail oriented and very easy to understand. It is something he comes to expect from Jack Smith and looks forward to it every year.

President Dimopoulos said that Jack does a great job.

**President Dimopoulos called for Public Expression**

Dye **moved** and Hawkins **seconded** to authorize President Dimopoulos to sign any documents on behalf of the Board at this meeting.

Ayes: Dimopoulos, Dye, Garay, Hawkins, Miller  
Nays: None  
Motion **carried** 5-0.



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Marty wanted to thank the Board once again for the plaque that he received at one of the last meetings. He knows the driving force behind that was Commissioner Owana Miller. He told Owana he has not seen her yet, but thank you so much. It is very gracious and he cannot wait to personally tell her in person.

Commissioner Miller said that is no problem and thanked him for all of his hard work he does at the District.

**President Dimopoulos called for a motion to adjourn the meeting**

Miller **moved** and Garay **seconded** for adjournment.

Ayes: Dimopoulos, Dye, Garay, Hawkins, Miller

Nays: None

Motion **carried** 5-0. The meeting was adjourned at 4:35 p.m.

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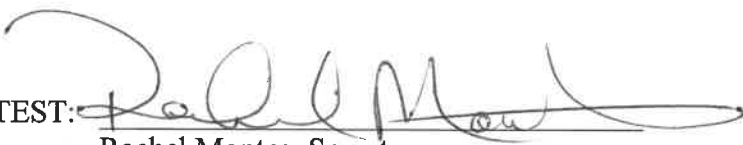
  
\_\_\_\_\_  
Sam Dimopoulos, President

/S/ \_\_\_\_\_  
Michael Dye, Vice-President  
(attending and voting via teleconference)

/S/ \_\_\_\_\_  
Michael Hawkins, Sr., Member  
(attending and voting via teleconference)

/S/ \_\_\_\_\_  
Owana Miller, Member  
(attending and voting via teleconference)

/S/ \_\_\_\_\_  
Heather Garay, Member  
(attending and voting via teleconference)

ATTEST:   
Rachel Montes, Secretary  
Kaleigh Boyle, Assistant Secretary

Board Minutes Prepared By: Kaleigh Boyle