

MINUTES  
HAMMOND SANITARY DISTRICT  
BOARD OF COMMISSISONERS MEETING  
JUNE 15, 2021  
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The Board of Sanitary Commissioners of the Sanitary District of Hammond, Lake County, Indiana held a regular meeting at 4:20 p.m. in the Conference Room of the Administration Building located at 5143 Columbia Avenue, Hammond, Indiana.

Vice-President Dye called the meeting to order at 4:20 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: Dye, Garay, Hawkins, Miller

Commissioners Absent: Dimopoulos

District Personnel Present: Marty Wielgos, Chief Executive Officer  
Joseph Allegretti, HSD Attorney  
Jeffrey Massey, HSD  
Matthew Muta, Deputy District Manager  
Robert Szczudlo, HSD  
Dan Zander, HSD  
Jack Smith, Sewer Department  
Rebecca McKinley, GIS Department  
Brandon Vanes, HSD  
Carol McCormack, HSD

Others Present: Mike Hickey, MJHY, LLC  
Natalie Cook, Donohue  
Ken Schoon, Town of Munster

Vice-President Dye commented that they do have four Commissioners present, so they do have enough for a quorum.

Vice-President Dye stated that the first order of business is the consideration of the May 25, 2021 Board Meeting Minutes.

Miller **moved** and Garay **seconded** to approve the May 25, 2021 Board Meeting Minutes.

Ayes: Dye, Garay, Hawkins, Miller

Nays: None

Motion **carried** 4-0.

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**Chief Executive Officer's Report**

Chief Executive Officer, Marty Wielgos, thanked the Vice-President. He explained that at this time he would like to take some time talking about the project that is happening- the development project that is happening at the old golf course in Lansing/Munster that the District has been involved in. He is going to turn it over to Mr. Massey to get into some of the details.

Jeff Massey explained that they have been working with developers that are interested in developing the old Lansing Sportsman Club and they have some interest in possibly additional properties in that area in order to build condos and some other types of development. Part of the work in that is making sure there is certification of capacity for the water of those properties coming into Hammond. They have been dealing with the developer and utilizing Donohue to help them assure there is enough capacity of sewers as well as once it gets to the District here to get the water processed. In part of this work, it was discovered that there is a limiting factor from Munster into Hammond that is of reasonable concern. The developer is asking for basically as much flow as he can possibly get. There are two lines that come from Munster into Hammond. One comes from the Manor and Timrick station down Hohman Avenue and the other is the main line that comes through Dyer Road and picks up all of the other stations and then comes from the line at Dyer Road. Both of these lines have limited capacity on it. The line from Manor and Timrick has roughly an available capacity of 780 gallons per minute available and the line from Dyer Road is under 400 gallons a minute available capacity. They have some real concern with this one development asking for as much capacity as possible that it may cause some severe issues for the Town of Munster for future development and that it will not be possible to get water out of Munster and into Hammond. This is because of the sewer sizes- especially the one on Dyer Road. If they do what is being asked, there could be chance that it negates any future expansion in Munster. He just checked and they want to have a meeting Thursday to discuss this. He was not supposed to be here, but he will make arrangements to come in and talk about this. They need to make sure Munster is aware that this is a pretty substantial problem and they need to make sure the District knows what needs to be done. Mike Hickey is aware of the situation even the Board has more technical questions, he may be able to answer those. Judging from what is being said by Donohue, there is legitimate, serious flow issues that could come up if they continue development in Munster.

Marty reiterated that there are two issues and he wants to make it very clear that they are not confusing the two issues. The first issue is that development and trying to move the wastewater from that development here back to the Plant to the two lines that exist. The second issue is 45<sup>th</sup> Street. He asked Jeff to talk about that so that it is clear that there are two separate, major issues happening where there is a lot of development and future development that they are talking about getting ready to happen.

Jeff said that there are continued issues with what they call the 45<sup>th</sup> Avenue pump station. He believes Munster refers to it as the Munster Industrial Park pump station. It was not designed to handle the capacity of what is being built out there. During dry weather, it is not overly bad, but during wet weather that station goes into a high alarm and stays in high capacity consistently now. As things continue to build out there, there is no doubt there is going to be severe issues with that

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station and this is a big concern as continuing development happens in that area of South Munster- basically anything South of 45<sup>th</sup> along the Calumet Avenue corridor, so where Centennial Park area- that station is at capacity and there needs to be some severe issues looked at at that station in order to continue any new development in that area.

Marty stated that he thinks their major concern is not all of what Jeff said, but if the area was to get a heavy rainfall (an inch or more), that area and that station under their guidelines and engineering work will probably fail. If that happens, all of that new development that was put out there along 45<sup>th</sup> Avenue corridor will all have backup and he thinks that would be a horrible thing for all of them. They are just trying to make it as clear as they can that the 45<sup>th</sup> Avenue pump station has been something that they have been concerned about now for over three years. They really need the Town of Munster to sit down with them and maybe even the elected officials so they all truly understand their concerns. Now, with the new development, those new concerns with getting all of that wastewater and whatever stormwater back to the Plant to be treated. He asked Mike Hickey if he wanted to add anything technical.

Mike Hickey answered no. He said that Jeff and Marty both summarized really well. There is just a limit to how much water you can get and a limit to available capacity. There are two pipes- the Hohman Munster and Dyer. Jeff said the two numbers which were 780 and less than 400. The developer of the Lansing Golf Club—Steve Sticklen was asking how much capacity they needed and the developer asked what they could give him so it was a back and forth. They found out how much they can give and it was 680. He does not know if the developer wants 680, but 680 gallons per minute is the most that can be taken by the Hohman Munster station. If they do take 680 gallons per minute, then there is only 385 gallons per minute for the rest of Munster and that is a concern.

Commissioner Garay commented that she remembers years ago talking about this sitting in a different seat, but from this perspective, what is the process for the Board. She asked if it is the responsibility of the private developer, does Munster get involved because it might have some impact to their future growth. She asked what is the typical protocol for negotiating what is allowable.

Marty responded that what their job is at the Sanitary District is to give their opinion on what they believe the project and the impact that it is going to have not only for the developer, but also for the Town and the end impact it is going to have on the District. Their concern for these two projects, most recently the Golf Club, is that they encourage the development. He thinks it is great and that Munster has done a great job on 45<sup>th</sup> Avenue and he believes on this project. They would not be doing their job if they did not come forward to the Town and say, hey, we believe when you do this development, you are going to cause serious strain on these two pipes. These are the only two pipes that Munster has to get it to the District because they are almost at capacity now without the development. This is the same concern they had with 45<sup>th</sup>. That station was built by the developer when there was nothing out there and developers normally do not plan on building stations for future development. They are only building it to meet their development needs so they

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are always undersized, so the station at 45<sup>th</sup> was built by the original developer with nothing out there. The only thing out there was the gas station.

Commissioner Garay asked if that is the solution. She said there has obviously been great growth over there since the last time that she remembers having this conversation. Is the solution that there needs to be another pump station.

Marty responded the capacity needs to be increased. As far as the golf course, they have two lines coming to the District now that are almost at capacity. You're talking 780 gallons per minute for the bigger of the two and the smaller one between 350-380 gallons per minute.

Vice-President Dye asked Mike Hickey what the capacity of that entire line is.

Mike Hickey answered that the bigger line with 780 available, the entire capacity is 1760.

Jeff explained that the key to this is if there is an overload in that line, both of those stations will relieve the CSOs or combined sewer overflows because of discharges of sewer into the Little Calumet River. If these are exceeded, the flow increases, the pipe size increases and it is going to cause problems of CSO discharges and going to start dumping sewage into the River. They are both on CSO lines, so that could be a major problem with the State.

Marty added that the State wants the District to go to zero overflows here even though they have the basin and that is not realistic. If they have something that they know in another part of the City that is going to cause more overflows of sewage into the Little Calumet River, they are asking for trouble with both the Federal and State Government. Commissioner Hawkins was there for what he believes was every one of those meetings when they were negotiating the Long-Term Control Plan. In fact, he knows he was there because they all drove down to Chicago together for long, boring, complicated, complex meetings with the Federal Government so he knows the position as well as anyone sitting in this room.

Commissioner Hawkins said that he believes the call is Thursday afternoon—

Jeff stated that they gave two choices and he has not answered yet because he just seen the email in between the staff and this meeting, so he has not answered yet. He prefers it be in the morning.

Commissioner Hawkins commented that it will be a timely meeting and from there if he heard it right, Marty said they are willing to talk to Munster and that is what needs to occur right now so that both sides know exactly what is going on and explain both positions and there are administrative and other items to talk about. This is going to cost money which it comes down to and take time, money and effort and cooperation between the Town of Munster and the Hammond Sanitary District. The sooner they do this, the better. He was in a meeting with the guys from Munster and they are more than willing and able to have talks with HSD in regards to this and anytime after Thursday would probably be good. As far as the developer of the Lansing Country

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Club, he may have made a statement that he wants as much as he can get, but that is no definition is it. He has potential plans for further development and it is not really a secret so he is kind of fishing right now, so maybe all parties will know more after the meeting on Thursday.

Jeff replied that part of his plans requires the rebuild of the Manor and Timrick pump station- the moving and rebuilding, so he needs to know—he has to incorporate what he thinks will happen in the future because he has to build a pump station around what he is planning on doing. He does not want to design a pump station around what he is doing this second and then rebuild it if he needs it increased. He needs to think about his long-term goals and plan around that because if he does this, he is going to ask for capacity for as much as he thinks he is going to need because once they sign off on the capacity, that is kind of his and then there is nothing else and it closes the door on a lot of other things.

Commissioner Hawkins explained that the plans behind the Manor and Timrick pump station if the plans do go through is that there is going to be a roundabout there at that intersection because it is kind of a three-prong intersection. It is a pain now traffic wise with it being under construction so if you added more traffic to it, it is more of a problem. So, to deal with it, they are planning one roundabout there, two in the development and that will necessitate moving the lift station—

Jeff exclaimed and enlarging it. That pump station was designed to handle a neighborhood not this kind of development. it is not nearly big enough to handle what needs to be done. Even if you had to move it, there would have to be design work done to handle the increase in flows.

Commissioner Hawkins replied that on their call Thursday it looks like they have a lot more things to look at and details. He asked Jeff if he wanted to contact Munster or if Munster should contact him.

Marty answered that he and Joe were in a meeting a couple of months ago with Phil Taillon (Mayor's Chief of Staff) and he indicated that he along with Kevin Smith were going to make the initial contact, so he will remind Phil because he does not want to step on his shoes because he is the one who told them that he wanted to make the call himself and set up a meeting. He will also say that Phil had indicated that Dustin Anderson had several calls with Mayor McDermott so that is an indication that conversations have already started.

Commissioner Hawkins stated that Dustin Anderson has met with Phil and he cannot think of his name, but the Mayor's consigliere- Kevin Smith. He is hoping this will be timely and they will wait for Phil's call.

Vice-President Dye responded that the good thing is that they have it on record, so it is not a secret. This is a ticking time bomb and if we get a large amount of rain, everyone knows what can happen.

Commissioner Hawkins said there needs to be conversation to figure out what to do and who does what and etc. etc.

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Marty stated that normal practice because he does not want to call it common practice, but normally when a developer comes in to develop a piece of land whether it be in Hammond or wherever it may be, they are required to put in the pump station. In this case, the developer on 45<sup>th</sup> Avenue with the help of the Town of Munster for whatever reason did not address that 45<sup>th</sup> Avenue pump station. They just thought that it was there and it could handle it and they had engineering reports, but we have had engineering reports that go back 10-15 years that talked about that station that was commissioned by the Town of Munster in that report that they have and actually talked about concerns at that time about that pump station not being adequate enough to handle the development that was happening all that time ago. He asked Jeff if that is correct.

Jeff said that is correct.

Marty went on to say that it is not like they are talking about something that nobody knows. They really do need to sit down and have a heart-to-heart conversation about the District's concerns and the concerns that the Town should have if they still want to see development happening in that corridor without any interruptions. Interruptions with sewer backups is not one that anybody would want to have especially when you are speaking about millions of dollars of development being done on raw land.

**PERSONNEL REPORT**

There was no Personnel Report.

**FINANCIAL REPORT**

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

**DEPARTMENT REPORTS**

**Safety Report**

There were no comments or questions.

**GIS Report**

There were no comments or questions.

**Sewer Maintenance Report**

There were no comments or questions.

**CONSULTANT REPORTS**

**MJHY, LLC**

Mike Hickey stated that the Board should have a copy of his status report. He would be happy to take any questions they have. As far as the Long-Term Control Plan update, they are working on answering questions that are out there from the EPA, so they are continuing to work on those.

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**Donohue**

Natalie Cook stated that they should also have a status report from them. They have already talked about the work being done with the Country Club project, but if there were any questions or comments for them, she would be happy to discuss further.

**RESOLUTIONS**

**The Board considered Resolution No. 17-2021: RE: A Resolution of the Board of Sanitary Commissioners of the Sanitary District of Hammond, Lake County, Indiana Authorizing a Temporary Employee Policy.**

Hawkins **moved** and Miller **seconded** to approve Resolution No. 17-2021.

Ayes: Dye, Garay, Hawkins, Miller  
Nays: None  
Motion **carried** 4-0.

**The Board considered Resolution No. 18-2021: RE: A Resolution by the Board of Sanitary Commissioners of the Sanitary District of Hammond, Lake County, Indiana Authorizing the Execution of an Agreement with the International Brotherhood of Teamsters, Local Number 142 Covering the Years 2021-2024.**

Miller **moved** and Garay **seconded** to approve Resolution No. 18-2021.

Ayes: Dye, Garay, Hawkins, Miller  
Nays: None  
Motion **carried** 4-0.

**The Board considered Resolution No. 19-2021: RE: A Resolution by the Board of Sanitary Commissioners of the Sanitary District of Hammond, Lake County, Indiana Authorizing the Execution of an Agreement with the International Union of Operating Engineers, Local Number 399 Covering the Years 2021-2024.**

Garay **moved** and Miller **seconded** to approve Resolution No. 19-2021.

Ayes: Dye, Garay, Hawkins, Miller  
Nays: None  
Motion **carried** 4-0.

**The Board considered Resolution No. 20-2021: 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.**

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Hawkins **moved** and Miller **seconded** to approve Resolution No. 20-2021.

Ayes: Dye, Garay, Hawkins, Miller  
Nays: None  
Motion **carried** 4-0.

**The Board considered Resolution No. 21-2021: RE: A Resolution by the Board of Sanitary Commissioners of the Sanitary District of Hammond, Lake County, Indiana Authorizing Permanent Transfers of Money Between Certain Funds.**

Garay **moved** and Hawkins **seconded** to approve Resolution No. 21-2021.

Ayes: Dye, Garay, Hawkins, Miller  
Nays: None  
Motion **carried** 4-0.

**The Board considered Resolution No. 22-2021: RE: A Resolution by the Board of Sanitary Commissioners of the Sanitary District of Hammond, Lake County, Indiana Authorizing Execution of a Community Development Block Grant Intergovernmental Agreement with the Hammond Department of Planning and Development.**

Miller **moved** and Garay **seconded** to approve Resolution No. 22-2021.

Ayes: Dye, Garay, Hawkins, Miller  
Nays: None  
Motion **carried** 4-0.

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

Hawkins **moved** and Miller **seconded** for the approval of the Bank Reconciliation Document dated May 31, 2021.

Ayes: Dye, Garay, Hawkins, Miller  
Nays: None  
Motion **carried** 4-0.

**The Board considered the Claims Approval Docket 06-15-21.**

Miller **moved** and Garay **seconded** for the approval of the Claims Approval Docket 06-15-21.

Ayes: Dimopoulos, Dye, Garay, Hawkins, Miller  
Nays: None



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Motion **carried** 5-0.

**President Dimopoulos called for Old Business**

Commissioner Garay asked if there were any updates on the Hammond Central High School football field issue.

Marty answered yes. He asked Attorney Allegretti to give update on that.

Attorney Allegretti explained that they have been provided encroachment agreement on the sewer easement. It does not do a very good job of listing and itemizing or describing the nature of the encroachment. Generally, no permanent structures are built over these. He and Marty reviewed it and made some proposed amendments to cause a little trouble, but they have not heard back yet. There were no deal breakers, but Marty has some concerns about who bears what risk in the very unlikely event of our need to exercise our easement and make a repair or replacement of the 84-inch sewer line. That is where they are at and they do not expect any trouble.

Marty added that what he was telling Joe his concern was and what they are waiting to get a reply back on is if he goes and tears up the football field to repair the sewer, he does not want to have to be under any obligation to put that football field back together because that will be more cost to the District. He knows they are not putting in artificial turf now, but what about in five years if they decide to do that, so he wanted the agreement to pretty much say that as long as there is no further cost to the District to make its repair, then that is as simple as he thinks the language needs to be. That way whatever they put there other than a building which they will not allow, the District is not at some crazy obligation to go slower because it is something that needs to be put in by other people and not the general contractor that he would normally hire and dig a hole and cover it back up. That is where his concern is and he thinks the Board kind of stressed the same thing to him at the last Board meeting. Joe put some amendments in there and they are waiting to hear back. The District is a team player (obviously) and they are going to do whatever needs to be done, but at the same time, he wants all parties to know these are their concerns and they need to be spelled out, so that is where they are at.

Jack Smith added that tomorrow morning they were meeting with Jim Gulfis and Tom Hartlerode to let them know about the couple of problems that are out there already right now with the infiltration with the sand and water coming in and they are going to address that issue within the next couple weeks.

**President Dimopoulos called for New Business**

There was not any new business to discuss.

**President Dimopoulos called for Reports from Commissioners**

There were no reports from Commissioners.

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**President Dimopoulos called for Public Expression**

There was no Public Expression.

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

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

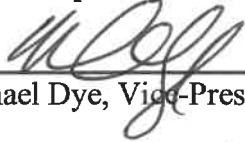
Ayes: Dimopoulos, Dye, Garay, Hawkins, Miller

Nays: None

Motion **carried** 5-0. The meeting was adjourned at 4:45 p.m.



Sam Dimopoulos, President



Michael Dye, Vice-President




Michael Hawkins, Sr., Member

Owana Miller, Member



Heather Garay, Member

ATTEST:   
Rachel Montes, Secretary  
Kaleigh Boyle, Assistant Secretary

Board Minutes Prepared By: Kaleigh Boyle