

Burns Harbor Sanitary Board
Minutes of Wednesday, January 21, 2026

The Burns Harbor Sanitary Board met in regular session Wednesday, January 21, 2026, at the Burns Harbor Town Hall. The meeting was called to order by Sanitary Board Chair Toni Biancardi at 7:00 p.m. The Pledge of Allegiance was recited.

Roll Call:

Toni Biancardi..... Present
Gordon McCormick..... Present
Vacant Seat

A quorum was attained.

Also, present was Superintendent Brandon Downey, Attorney Clay Patton, Engineers Jeanette Hicks and Hesham Khalil, Secretary Gina Bondi, Building Commissioner Joe Lawson. Also present were Todd Cleven and Luke from Lennar homes, as well as Brad Moore of Manhart Consulting.

Approval of Minutes

Gordon McCormick made a motion to approve the Minutes of December 17, 2025. Toni Biancardi seconded the motion. Gordon McCormick — aye. Toni Biancardi— aye.

Motion passed.

Approval of Claims and Purchase Orders with two (2) or more signatures

McCormick made a motion to approve the Claims and Purchase Orders with two (2) or more signatures. Biancardi seconded the motion. Gordon McCormick — aye. Toni Biancardi — aye.

Motion passed.

Spending Review

Nothing to discuss.

Correspondence

Sanitary Report

Superintendent Brandon Downey stated that there were nine call outs, four during work hours, and five after hours. We lost a pump on station #5. He stated that the Board should have the quote to rebuild that. He thinks it would be ideal to have a backup pump in our shop and ready to go. Gordon McCormick then stated that he is looking at the in-use in the lift stations; he asked if they have two pumps in the lift stations. Downey replied, yes, you have two pumps in each lift station, six total. We have a combination of Flygts and Barnes, kind of a mix of everything. Downey then stated that he had his guys pull all the pumps and get the information on them. McCormick then asked if Downey ever got an answer from Flygt. Downey answered no, but he has contacted two or three places, and a lot of them are saying they do not deal with Flygt. The only person I have gotten a quote from for a Flygt pump is Superior Pumping. McCormick asked, can you put Barnes in replace of a Flygt. Downey stated he would imagine so, and the reason that we went with Flygt with certain ones is because they are basically the Cadillac of pumps. They do not clog as much, and its less maintenance. McCormick then stated, yet you cannot find one. Downey stated, we can find them, I have one quote from Superior, and that was for \$29,000 for a brand-new pump. I can continue looking. Council woman Biancardi then asked, so we used the backup off the shelf that is in there now. Downey replied that we had a brand-new pump on the shelf, and now we have a Flygt pump that Superior pumping has. It needs to be rebuilt. Biancardi stated that she does not see the quote for the rebuild, and asked Downey if he recalls how much it was. Downey replied, about \$10,000 dollars. Biancardi asked, how long will it take to rebuild. Downey then stated that it would be a couple of weeks, and he thinks it's very important we get at least that one rebuilt, as opposed to buying a brand-new one right now, because that's the only pump we have right now. McCormick then asked, did that one company ever get back to you. Superintendent Downey replied, no, I can keep reaching out to them. Biancardi then asked McCormick if he wanted to make a motion for Superior to do the rebuild, but to not exceed \$11,000 dollars. McCormick then stated how about all the Barnes pumps that are down are those economical to rebuild. Downey then stated that he does not know, and that they have just been sitting there for a long time. He can continue to do research, but, as far as he knows, they are not ready to go into a hole and start working. McCormick then asked Shem from his experience, is the Flygt a better pump. Engineer Hesham Khalil replied yes, for sure, but there are other pumps that are somewhat similar. Vaughan is one of them. He then stated that part of the project that we are working on now is the upgrade for all the lift stations. The sequence of the upgrade will be adding a generator and then attaching those

control panels- the existing control panels to Frontier instead of a cell service. We just received the as-built from Frontier, but he is not sure if they are online as a fiber optic. He also stated that he is not quite sure if it is active; they just built it. Biancardi then stated that she does not think that every station is available to be connected yet. Shem stated that is correct and, hopefully, in the next few months, or weeks we will start sending those specs out. McCormick then asked why would we not want to connect with all of them. Biancardi then replied that we will and that will be talked about. Biancardi then asked if the pump is going to get rebuilt and that there are no other working pumps on the shelves. Downey replied that he will see if they are salvageable and can be rebuilt, but as far as he knows those pumps are inoperable that we have. Biancardi stated that we just need to inventory and see what we have. McCormick then asked how the price of the Vaughan compared to the Flygts. Downey stated that he does not know, but that they are similar. McCormick then asked if Vaughan are made here in the United States. Khalil and Downey both replied yes. Biancardi stated that we just need to check and see what we have and what works. McCormick stated to get a price on a Vaughan, at least one.

Superior Pumping Rebuild

Gordon McCormick made a motion for Superior pumping to do the rebuild on the flight pump but not to exceed \$11,000 dollars. Toni Biancardi seconded the motion.

Gordon McCormick — aye. Toni Biancardi — aye.

Motion passed.

Wastewater Treatment Plant Report

Gregory Marks has submitted the monthly paperwork and that there is nothing to report.

Lennar Homes

Todd Clevon, Vice President of land, for Lennar Homes introduced himself, along with him is Luke- the Entitlements Manager, and their Consultant-Civil Engineer, Brad Moore with Manhart Consulting. Lennar is a nationwide home builder hovering around 80,000 homes a year and operating out of 40 divisions. They currently report to the Shamberg division. Lennar is the developer and builder, and they are looking to buy land easterly- coming across a few parcels in this area. The property that we are here for this evening, is just south of the subject parcel that the Town of Burns Harbor owns. It consists of 26 acres, and that is what you have in front of you. We are proposing 78 home sites for single family homes on this property. We brought it to the plan commission and unveiled our concept with the type of concessions we would need- the lot with the square footage for the homes and side yards. It was discussed in detail at the planning commission level and established a path forward were going to do a PUD within this municipality to seek our entitlements on. The next step, prior to releasing Brad Moore and pulling the trigger on the engineering and moving forward with all the entitlements, is our goal would be to break ground this summer. Now we need to check on the capacity of all utilities, including but not limited to gas, electricity, water, and sanitation, and what type of infrastructure upgrades that this site might require. Again, we do control this, and we are under contract. Typically, how Lennar handles their acquisitions, once we are fully approved, we would close on the property and then we would begin our land development activities in the hopes to go vertical on the homes in November/December of this year, depending on what is required- if there's large upgrades, large improvements, pipe sizing, that kind of stuff. We need to figure that all out in front before we start putting money into the property. Does that site require a lift station, do you have the capacity for 78 homes, and what does your future look like. President Biancardi asked Engineers Jeannette Hicks and Hesham Khalil if there were any thoughts on capacity and upgrades that they want to share. Hesham Khalil then stated that the main question is whether it requires a lift station or not, that will be determined by the grading plans, so you need to see the end votes. From the collection system, the answer to the lift station will be unlocked by your cell. The lift station that could be onsite will be dedicated obviously to the city, unless you're doing the PUD our recommendation will be the Town will take over that lift station, even if it's on your side. From the capacity of the wastewater treatment plant, yes, we do have the capacity. Now the conveyance itself all the way to the wastewater treatment plant, lift station #2, as we call it, that lift station has a dual force main and does have capacity. If there is any upgrade to that lift station, it will probably be the pumps or unlocking that second force main, but again that will be determined by your civil. We can send you the pump down test and the capacity that is left based on your design and the lift station, so you can sync it. Brad Moore then asked where the nearest existing gravity line is that feeds lift station #2 in the vicinity of our site. Jeanette Hicks replied that on Haglund but does not remember the dividing point but that some of the waste goes east to lift station #3 and then force mains it back. She thinks that the western lots might tie directly onto the conveyance that goes to lift station # 2, and the eastern lots may then go east and get pumped back west. The as-built shows that they stubbed across the road at a diagonal and left an invert outside of the edge of pavement. Brad Moore then stated that they will need to look into the existing conditions to make sure that there is a stub there that we don't have to provide anything to get it uphill.

McCormick then asked what a dual force main is. Hesham stated that it's a two-size force main and it's actually for future expansion.

1171 Lions Drive Sewer Connection

Biancardi stated 1169 (Lions Drive) is CIT and we have a permit for CIT to connect to sanitation. They have purchased the old camp land, which is at 1171, and has been on septic. I received an email from Joe that he learned they are also now connected to the system, but we do not have a permit, nor do we have inspections. So, when I reached out to CIT, they responded with a picture of a plan that says a future connection. I spoke to Jeff and it seemed that this was always approved. Khalil asked, did the plan show that it is for future connection, and did they close the existing septic system properly. Downey replied that he does not know and that the department was never notified. McCormick then asked Joe, did they close it properly. Joe said, to his knowledge, that portion there had no inspection conducted. It was part of the original plan submitted July 19, 2023. That was always how it was going to be done, connected to the lift station there for 1169. Brandon and I went out there in September, and we saw the pumps go in and did an inspection of the sanitation for the new building, and at that time they were still hooked up to the septic system. We have not heard anything since then. I spoke to Jeff and he stated that it happened on December 3rd, that they connected that system. McCormick then asked where are they tied on to the sanitary system at. Biancardi stated let us back up for a minute, sanitation permits and all of that should come through the sanitation clerk's office and Brandon should be driving all that. Downey replied that he has been working with Jeff. Biancardi replied she understands that, but this board oversees the system and she is not sure what has happened, but those things need to go through the sanitation office. Downey stated that there was just no communication through CIT. Downey stated that mid-September they went out there. I took pictures of the pumps and the pits that were in the hole. Biancardi stated that it was for 1169. Downey replied for 1169 and that he said he had future hookups in those pits for 1171. We told him to contact us when they are ready for inspection, we had not heard anything since. Biancardi then asked, no email correspondence or anything, and now it is closed. Downey replied, "No" and now it is closed. Downey stated those are the pictures that were taken mid-September. Biancardi stated then they reached out about getting a payment book and then someone reached out and stated they are still on septic. McCormick then stated, and you found out they are both tied on. Downey replied, yes. They sent a picture on December 3rd of them hooking up into our system. Biancardi asked, they sent you the pictures. Downey replied, no, we were never contacted for visual inspection. McCormick then stated that the biggest issue is that could have decommissioned their mount system improperly, if they decommissioned it at all. Hesham stated that the oversight comes from the health department for the septic system and the closure itself needs to be inspected by the health department. McCormick asked if they are already tied together. Downey replied, yes, they are both tied in and everything is buried and done. Biancardi stated that Jeff stated they are but we haven't physically seen that. Downey replied we just physically seen the pits in the ground and what pumps are going into the pits, and we have documentation of those. Biancardi then stated that if they tied in and closed the mound, what do we do now. Downey stated that they will have to refer to their as-builts. Hesham stated that the main thing we need to review is the easements between both of them. Biancardi stated that they need to review the as-builts and make comments in terms of the closure of the septic, verify that and then we will issue a payment book and backdate.

Engineer Report

Engineer Jeanette Hicks stated that her and Superintendent Brandon Downey have been discussing the upcoming lift stations, especially lift station #2 panel up grades. We have some ideas for a panel configuration and plan on meeting with John, from Superior Pumping to go over some ideas and will hopefully have more information for the next meeting.

Old Business

Lift Station Upgrade Project

Biancardi asked why is lift station #2 not reporting flows. Downey stated that it has bad parts and were waiting on what we're going to do with the upgrade, something about the gases have destroyed it. That's the one on Westport. McCormick stated that's the one that you mentioned before that the wires are not encased or are exposed. Downey stated that's correct. Hicks then stated it sounds like what happened is that the conduit that holds the wires from the pumps coming up from the wet well goes directly into the control panel which is sealed. The gases just fill up the control panel and now there is some skirting under the control panel. The conduit underneath has been cut and then filled with putty to make it watertight and all that so the gases are no longer going into the control panel and they're more gassing into the exterior. It may be better now but over time those wires have been corroded from the gases. The conduit isn't bad; it's the control panels that need to be replaced. We have been talking about this system as a whole and there is a lot of things to talk about the system as whole but it seems

like one of the more pressing issues is replacing the control panel at lift station #2 because it is so deteriorated. Hicks also stated that when they have had conversations with Superior pumping that the idea of hosting our data to the cloud and we would be able to remotely access it. The price point from their control panel without installation, including freight is \$49,000 dollars. If you had variable frequency drives, I think it's \$80,000 dollars and we currently do not have frequency drives. McCormick asked what does that mean. Hicks stated that right now our sump pumps in the basements have a hard on and off, but with the variable frequency drives, you can make the pumps speed up and slow down to keep up the speed with the inflow. Now as for Flygt, they host their data on the cloud and they have more bells and whistles and with insulation, ballpark would be like \$35,000 dollars which was quoted from John. Another thing discussed was the existing panels and their age. There are components in there, like the wiring configurations that aren't done like that anymore. The new panel is more stream lined and intuitive for an electrician. McCormick asked from what he showed you are there any municipalities in the area using them. Downey stated that he was taking that panel down to the McDonald's on 51. Hicks stated yes, Schererville and Crown Point and that John told them to contact Crown Point, they have 28 lift stations that two guys handle and it's very easy. The strength that he saw by going with a simpler panel rather than proprietary is that your guys can handle it and swap out the part. You can also have those parts on the shelf. McCormick then asked how does this panel communicate. Hicks stated that the dialer is separate. She also stated that we discussed putting those on fiber but currently they are on cellular. Biancardi stated they are not cellular; they are broadband because we pay a broadband bill for our dialers. They also do not call long distance, so, Brandon does not get the calls. Biancardi stated that she thinks we should go to cellular for all them. Hesham stated that he thinks that we should go fiber, that it's more reliable and in his opinion cellular goes down more than fiber. Cellular is above ground and fiber is underground. Biancardi asked what happens if the fiber is broken. Hesham replied that they will send a crew out to have it be fixed and it's faster to be fixed than the towers. Biancardi stated that the board has spoken in the past about upgrading the entire system. The priority, especially now is it not reading the flows. Biancardi then asked how do we know and can we tell how much is going over to the mill. Hickes replied that we can by reading the pump, assuming that there's not pumps running together. If we do a pump down test on #2 and get how much is pumping and then look at your hours, you'll be able to tell how much it pumped in a day. Further discussion was had and will be determined at a later time.

Gordon McCormick made a motion to approve the Global contract. Biancardi seconded the motion. Gordon McCormick — aye. Toni Biancardi — aye.
Motion passed.

New Business

Class II ERU's

Biancardi stated that she looked at the commercial ERU's with last year's water bills and there are a few customers that has increased, based off their water usage. Pilot went up five and half ERU's, Graff Auto went up half, Sun Steel went up point seven five and the other auto group actually went down, so there are some slight changes. Our code says we have the ability to increase the ERU's after looking at it annually. McCormick stated how is Cergizan's only one ERU. Biancardi stated that they are new and based off the information we have they are one ERU, but that next year we can check the water bill and that it may look different. Hicks then stated that she thinks auto shops are based on the number of employees and that's how that would look. Biancardi then asked McCormick what he thinks and that Taco Bell and CIT are getting their books. McCormick stated that the review will happen again in October/November. Biancardi stated, yes, we will but that we can print a new book and send it out effective February. She also stated that some of them may even go down. Ruff Luxury was estimated at two and quarter their first year and based on their water usage they should only be one.

Class II ERU's

Gordon McCormick made a motion to increase the bills for the class II ERU's whose water reflects that their ERU's have increased. Biancardi seconded the motion. Gordon McCormick — aye. Toni Biancardi — aye.
Motion passed.

R&B Developer Sewer Flush Check

Biancardi stated that they have an old sewer flush from R&B developers that I was looking into because it's on our developer bonds. The agreement that is attached to the check itself says that it's expired, based on the agreement. Its certified check binds the undersigned for a period of two years from and after January 8, 2008, which was the approval of the secondary plat for the Corland's landing phase two. Biancardi stated that she feels like for the record removing that from the developer bonds and it's for a flush which we don't do that anymore. Hesham stated

that you can flush the system. Biancardi asked if adding water from the outside for the flush is ok. Hesham stated that it is if it's potable water. They would fill the truck from the fire hydrant or from wherever they get they can flush the system to clean the system because it's not really injecting any waste to the system itself. Hesham also stated that we recommended that the check be held until the development is actually fully developed, but it's about ninety percent done. Biancardi stated to take that off the developer bonds list. Hesham also stated that he thinks it would be a good idea to flush the system at least once a year or even twice a year.

Late Penalty

Biancardi stated that MSI Express paid the full year but was charged a late penalty of \$4.08, that they would like waived. She also stated that we received notice on the first that the check was coming but it did not get her till after the 15th. McCormick stated that you have no control over the mail.

Gordon McCormick made a motion to wave the late penalty for MSI Express. Biancardi seconded the motion. Gordon McCormick — aye. Toni Biancardi — aye.

Motion passed.

Account Write-Off

Biancardi stated that when a home is sold the original account then gets closed, for example account 111100 the gets changed to 111101. Then it reflects that there is a new owner. In the case of 242 Golden Drive for Larry Foster that did not happen, so that account has been accruing a bill. It looks like he owes us \$1,156.28 but he doesn't because his account should have been closed. McCormick asked who closes the accounts. Biancardi stated that our clerk's close it. Biancardi then asked Attorney Clay Patton should we write that off, but that it doesn't really reflect what happened by writing it off. Attorney Patton stated to ask the clerk's office if they want to handle it for state board accounts purposes. Biancardi asked if it's still accruing a bill. Secretary Bondi stated that the account was changed to zero by her and Deputy Parker but it is still generating letters to him, which are not being sent out to him. Biancardi stated that she will ask Clerk Treasure, Nick Loving how to handle it.

Bonds for Board Members

Biancardi stated that our ordinance for the three-member board, where ones an engineer says that we are all supposed to be bonded. Attorney Patton asked, is this in the code. Biancardi replied yes, and that she knows how to do that. Attorney Patton then stated that part of him thinks that the prior clerk treasurer would have let that slide without having a body imposed, but I suppose it's possible. Biancardi stated that it's similar to the RDC is bonded, it says that we're also supposed to be bonded. It says the Town Council shall fix the bond required of each member and these bonds shall be filed with the recorder. Biancardi stated let's review it and see if the council wants to. Attorney Patton replied do they want to set a bond or do they want to change the town code.

Good of the Order of the Community & Any Other Business

Nothing to discuss.

Announcements

Next meeting is February 18, 2026 at 7pm.

Adjourn

McCormick made a motion to adjourn. Biancardi seconded the motion. Gordon McCormick — aye. Toni Biancardi — aye.

Motion passed.

Meeting adjourned at 8:20 p.m.

Submitted by: Gina Bondi, Secretary

APPROVED

Toni Biancardi, Chair

Gina Bondi, Secretary