



TOWN OF CLEAR LAKE, INDIANA
REGULAR TOWN COUNCIL MEETING
June 21, 2022

The Regular Council meeting of the Town Council of Clear Lake, Indiana was held at the Town Hall on Tuesday June 21, 2022, at 7:00PM. Present were Town Council President Darin Thorp, Council Members Brent Schlosser, Dan Rippe, Molly Weber, and George Schenkel. Clerk/Treasurer - Jessica Swander, Marshal – Chris Emerick, Street & Sewer Superintendent- Guy Rodgers, and Zoning Administrator - Larry Lillmars were also in attendance. There were twenty-six residents who signed the guest register and three via teleconference.

Council President Darin Thorp called the meeting to order at 7:00 p.m. starting with the sighting of the Pledge of Allegiance.

COUNCIL ACTIONS:

1. Approval of minutes from the Regular Town Council meeting held May 17, 2022, at 7:00PM. Darin Thorp presented the minutes to the Council. Darin then asked for any additions or corrections. No Corrections were given.

Molly Weber made a motion to pass the Regular Town Council minutes as presented. Seconded by Brent Schlosser. Motion passed.

2. Approval of Voucher Register with Warrants – Jessica Swander presented the Voucher Register with Warrant details.

Disbursements on the Voucher Register are as follows:

Operating Funds:	\$81,318.09
Sewer Funds:	<u>\$36,017.27</u>
Total Disbursements:	\$117,335.36

Brent Schlosser made a motion to accept the Voucher Register with Warrants. Seconded by Dan Rippe. Motion passed.

Unfinished Business:

1. Status of Objectives was introduced by Dan Rippe. Objectives in progress were discussed by each lead on the objective and an update was given.
2. ARP Project Updates were discussed by Dan Rippe, who advised that departments are still in the process of receiving quotes and permitting information on the five different projects including the new Marshals building, changes to the current Maintenance

building, sewer grinder disconnects, parking lot upgrades, and moving of the current well.

New Business:

1. Ordinance Amending the UDO was presented by Dan Rippe. Dan discussed in detail the Plan Commissions actions for the UDO changes that were favorable at the June 7th, 2022, Plan Commission meeting and the unfavorable UDO changes at the May 4th and June 7th meetings.

Dan Rippe made a motion to introduce Ordinance Amending the UDO 2022-06. Seconded by George Schenkel. Motion passed.

Dan Rippe Read Ordinance Amending the UDO 2022-06 in its entirety.

Dan Rippe made a motion to open public comment. Seconded by Brent Schlosser. Motion passed.

Resident Kathy Schenkel asked why the Town is waiting for January 1 for the UDO changes to take effect.

Dan Rippe explained that all changes for the year will take effect January 1, 2023, because it takes time for the changes to be updated in the books, and the Zoning Administrator needs to make sure he has time to get the changes made correctly with it being the busy season.

Resident Denny Keiser stated that the percentage is less than 17% of the lake responded not 90% as was stated.

Molly Weber asked that residents state their names before speaking for the minutes.

Resident Brandy Brown asked about canopy trees and when does the Town enforce it and she has seen a lot of houses being built and no canopy trees being put up.

Larry Lillmars stated the discrepancy isn't whether they put them up or not but rather if they change where they put them. If they have current canopy trees they do count towards the requirement.

Resident John Wilhelm stated that he was in support of the changes that were favorable, and it is now a golden opportunity to pass them.

Resident Brandy Brown asked if there was a timeline for the ones that were not in favor to be brought up again and how often can they come back.

Dan Rippe stated there was no formal timeline however the Plan Commission is taking a much stricter view of the front end requiring a sponsor. A sponsor would be a Council member or Plan commission member so the hurdle would be larger to get into the process.

George Schenkel stated that UDO amendments should be driven by the Comprehensive Plan. The sponsor should look at the Comprehensive Plan and if it is out of balance, it should not move forward.

Resident Bill Koester stated he has been a resident for over 50 years and does own property across the road and he supports the Ordinance the way it is written.

Dan Rippe made a motion to close for public comment. Seconded by Molly Weber. Motion passed.

Dan Rippe made a motion to read Ordinance Amending the UDO 2022-06 for its second reading by title only. Seconded by George Schenkel. Motion passed.

Dan Rippe Read Ordinance Amending the UDO 2022-06 by title only.

Dan Rippe made a motion to pass and adopt Ordinance Amending the UDO 2022-06. Seconded by George Schenkel. Motion passed.

Molly Weber thanked the residents and employees on all the work that was put into the UDO changes.

2. Amended Salary Ordinance 2022-07 was discussed by Molly Weber.

Molly Weber made a motion to introduce and Read Amended Salary Ordinance 2022-07 for its first reading in its entirety. Seconded by George Schenkel. Motion passed.

Brent Schlosser asked about the previous percentages versus the current in the Amended Salary Ordinance. Molly gave the percentages which consisted of the Zoning Administrator, Billing Clerk, and Clerk Treasurer.

Molly Weber read Amended Salary Ordinance 2022-07 out loud in its entirety.

Molly Weber made a motion to open to the public for comment. Seconded by Brent Schlosser. Motion passed.

No comments were given.

Brent Schlosser made a motion to close for public comment. Seconded by George Schenkel. Motion passed.

Brent Schlosser made a motion to suspend the Rules and read Amended Salary Ordinance 2022-07 by title only. Seconded by George Schenkel. Motion passed.

Molly Weber read Amended Salary Ordinance 2022-07 by title only.

Molly Weber made a motion to pass Amended Salary Ordinance 2022-07. Seconded by Brent Schlosser. Motion passed.

REPORTS:

1. Financial Report – Jessica Swander presented the financial report showing financials through May 31, 2022. Report is on file.
2. Marshal’s Report- Chris Emerick discussed Marshal activity around the lake. Report is on file.

Chris Emerick discussed adding an electric bike for a bike patrol program and costs. Chris stated that they would look at scheduling a demonstration at the Town Hall. The bike patrol could offset fuel costs, but he has three officers who are interested in the bike patrol. It would get the officers out in the public more for public interactions and approachability.

3. Fire Department Report- Brent Schlosser read the Fire Department Report. Report is on file.
4. Zoning Administrator- Larry Lillmars discussed activity around the lake. Report is on file.
5. Superintendent- Guy Rodgers discussed activity around the lake. Report is on file.

Guy Rodgers discussed the cost of ordering new grinders or rebuilding broken ones. Guy also discussed reordering the liquid bio block that breaks up sludge so that he doesn't have a problem with build up as it has worked well so far.

Dan Rippe made a motion to approve the six refurbished grinders. Seconded by Molly Weber. Motion passed.

Dan Rippe made a motion to purchase the bio block liquid for \$2,040.00 plus freight. Second by Brent Schlosser. Motion passed.

Guy Rodgers discussed a Catch basin near 708 South Clear Lake Drive where it is going South instead of going west and has caused extensive flooding. Guy stated he received three quotes and M&C Trenching came in at the lowest at \$3,539.50.

Dan Rippe made a motion to approve the new Catch Basin near 708 South Clear Lake Drive with the M&C Trenching quote of \$3,539.50. Seconded by George Schenkel. Motion passed.

COUNCIL REPORT:

Molly Weber gave a special thank you to Brandy Brown who volunteered to take the remainder of the old Council chairs to the Humane Society where they will be donated. The Clear Lake Conservancy did take a few but the majority will go to the Humane Society.

Molly Weber discussed the educational experience attending the recent Region 3A meeting and the grants available, but unfortunately would not work for the Town. The conservancy is still working with Region 3A on possible grant opportunities.

Darin Thorp discussed rearranging the agenda to move Monthly Reports to the top of the agenda.

Darin Thorp discussed changes to the Indiana Fire Territory and should be looked at.

Darin Thorp has had two complaints about the LED street lights and shields have been ordered from Nipsco and will be installed when they come in.

TRAINING AND REVIEW:

1. Avoiding Pitfalls Training was provided by Molly Weber. Molly stated that when Boards and Commissions establish rules and regulations and then don't follow them, it can create a pitfall and communication helps avoid them.

GENERAL DISCUSSION:

Resident Brandy Brown stated that there might be a grant for the electric bike for the Police Department. Brandy also asked about drainage and if they will require permits.

Darin Thorp stated he wasn't sure as the water is controlled by the DNR.

Resident Brandy Brown asked if registered golf cart owners must sign anything acknowledging the rules because of underage drivers.

Chris Emerick said there is nothing to sign, but they are given the rules when they register.

Molly Weber stated that she had a suggestion from a resident to put up a sign.

Resident John Wilhelm congratulated Council on the room and accomplishments. John also asked about the trees and trimming as at a height of 15ft and three feet from the road to protect out school busses, delivery trucks, and emergency services, fire trucks.

Darin Thorp stated that Nipsco should trim the trees in their right of ways, because within the Town we don't have most of the right of ways and the reason the easement issue needs to be resolved.

Resident Terry Brown asked about adding a new GIS system and if it would show easements.

Darin Thorp stated that the GIS systems he has been looking at would provide easements.

Resident Evelyn Schlosser stated that a few weeks ago 700 East flooded, and the lights were not working.

Guy Rodgers stated that he went to turn the lights on, and the batteries were dead and that someone borrowed the sign to the North.

Resident Curt Wilkinson suggested someone look at the seawall because it smells like sewage, and he doesn't want his grandkids swimming in it. A lot of stuff has blown to his lake frontage.

Dan Rippe stated that he and Guy Rodgers would come out and look.

Bill Koester asked about a lawsuit with the sewer system to Fremont that was for being billed as individual customers even though it was one line.

Brent Schlosser and Darin Thorp didn't believe that anything was ever filed on that.

Darin Thorp appointed Dan Rippe and Brent Schlosser to assist the Clerk Treasurer with the budget.

There being no further business or discussions, Council President Darin Thorp adjourned the meeting at 9:11 p.m.



Darin Thorp, Council President



Attest: Jessica Swander, Clerk/Treasurer