



TOWN OF CLEAR LAKE, INDIANA
REGULAR TOWN COUNCIL MEETING
October 18, 2022

The Regular Council meeting of the Town Council of Clear Lake, Indiana was held at the Town Hall on Tuesday, October 18, 2022, at 7:00PM. Present were Town Council President Darin Thorp, Council Members Brent Schlosser, Dan Rippe, and George Schenkel and Molly Weber. Clerk/Treasurer - Jessica Swander, Street & Sewer Superintendent- Guy Rodgers, Zoning Administrator – Robert Hawley, and Marshal – Chris Emerick was also in attendance. There were twenty-two residents who signed the guest register and eighteen attended via Zoom.

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

Zoom instructions were given by Robert Hawley.

COUNCIL ACTIONS:

1. Approval of minutes from the Special Town Council meeting held September 9, 2022, at 7:00PM. Darin Thorp presented the minutes to the Council. Darin then asked for any additions or corrections. No Corrections were given.

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

2. Approval of minutes from the Regular Town Council meeting held September 20, 2022, at 7:00PM. Darin Thorp presented the minutes to the Council. Darin then asked for any additions or corrections. No Corrections were given.

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

3. 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:	\$61,343.69
Sewer Funds:	<u>\$45,291.12</u>
Total Disbursements:	\$106,643.81

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

REPORTS:

1. Financial Report – Jessica Swander presented the financial report showing financials through September 30, 2022. Report is on file.
2. Marshal's Report- Chris Emerick discussed Marshal activity around the lake. Report is on file.
3. Fire Department Report- Brent Schlosser read the Fire Department Report. Report is on file.
4. Zoning Administrator- Robert Hawley 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 a quote for a Modine style heaters for the maintenance barn for up to \$6,300.00 replacing the existing system because of carbon monoxide exposure and using the sewer part of the barn to heat the other larger part of the barn.

Dan Rippe made a motion to purchase Modine style heaters for the maintenance barn for up to \$6,300.00 replacing the existing system to eliminate the risk of Carbon Monoxide poisoning. Seconded by Darin Thorp. Roll call vote was taken. All were in favor.

Guy Rodgers discussed estimates for repairing the Town Hall parking lot and drainage to eliminate basement flooding. The estimates were \$37,627.00 to mill the lot, excavate, and redo the areas that are sinking. This would cut a new driveway path on the other side of the building along with striping. The second part of the estimate would be the drainage which is \$15,245.00.

Dan Rippe discussed the history of the project and it being on the infrastructure projects that have been presented at previous Council Meeting and Council objectives. The quote came in lower than anticipated. George Schenkel asked if other quotes had come in other than API. No other estimates were given.

Dan Rippe made a motion to approve the parking lot and drainage improvements rounding up to \$53,000.00. Managing the Towns storm water runoff and adding an additional lane for the leaf vac. Seconded by Bent Schlosser. A roll call vote was taken. George Schenkel- No, Dan Rippe- Yes, Darin Thorp- Yes, Brent Schlosser- Yes, Molly Weber- No. Motion passed.

Guy Rodgers discussed the heating and cooling for the Council room and having no control over the temperature and the age. The quote for a new furnace to control the temperature in the Council room came in at \$7,760.00. Which included the system,

pipng, and running to the gas line. It is not replacing the current furnace for the building but separating the venting.

Molly Weber asked if Guy had talked with the builders who put it that way. Guy stated the reasons it was installed was due to the room being on the hardest corner of the building to cool with the room being the southwest corner. George Schenkel recommended that Council speak to the one of the builders who is out in the audience and have him walk through whether this is proper.

George Schenkel made a motion to open to the public. Seconded by Brent Schlosser. Motion passed.

Resident Bill Geiger stated that the reason it was built that way was because of the budget and was thought it would be sufficient, over the years it is apparent it has not. In his opinion it is fifteen years old and would be the right thing to do and it is time to upgrade and change it. He would not object to a split system.

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

Dan Rippe made a motion to approve the split HVAC system for up to \$8,000.00 for the Town Hall Conference Room. Seconded by Molly Weber. Molly asked Guy to present all the contractors he reaches out to for quotes in the future. Motion passed.

Guy Rodgers discussed estimates for moving the well and the estimate that came in the lowest at \$8,632.14. Which included a new well with pressure tank, which can be removed from the estimate and reuse what we have. Guy stated that the well was in front of the parking space for the leaf vac and makes it had to move in and out.

Molly Weber asked which ones can be removed from the quote. Guy stated that the pump at \$669.93, the flex tank, assembly \$299.12, and the piping should be less. Jessica Swander stated that she and Jennifer also assisted with getting quotes for this project.

Dan Rippe made a motion to approve the moving of the well to the South lot line or thereabouts not to exceed \$7,500.00 offering additional protection to the Towns expensive leaf vac. No seconded. Motion did not pass.

Guy Rodgers presented GME Testing proposal which tests pavement cores and gives a recommendation to help with the five- and seven-year road plan. The cost is \$4,700.00. Guy stated some roads were surprises when they were being redone over the last few years. Those being Fountain Beach, Clear Lake Cove, and Buck Point. Guy stated that he believed coring is fifteen inches and there would be twelve samples.

Dan Rippe stated coring was a recommendation from DLZ as they are seeing our roads deteriorating at an accelerated rate at about five years less in life then what he would expect. George Schenkel asked if the exact locations were known and asked guy to send them to him.

Dan Rippe made a motion to approve the coring of twelve locations around the lake for \$4,700.00. Seconded by Molly Weber. Motion passed.

Guy Rodgers gave an estimate of a sump pump for the basement and to use extra precaution so that the flooding doesn't happen again. This quote includes new vinyl siding, trim, wrap, and fan board. Windows and interior trim, along with a commercial main entry door for \$60,160.00 this would make the building more energy efficient.

Council discussed the age of the building. George Schenkel stated the "to be decided" on the bid indicates it isn't a complete quote. Guy stated it depended on how they hooked up the drainage. Guy stated that he had two people come and look and only one came and gave the quote which was Star Homes. Dan Rippe stated this is the second ARP project that was on the list and discussed in the past and providing mitigation with a second back up pump and the lift station generator. Molly Weber discussed the other items that were passed being used for ARP Funds. Molly stated that more local contractors need to be reached out to and she would help get quotes if Guy was not getting responses back.

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

Resident Jack Horrell suggested Musson builders might be a good contractor to reach out to.

Resident Jim Bushey stated that the price was high and that separating out the bid would save the Town money.

Resident Evelyn Schlosser asked if the quote for the door was for all the entry doors in the building or just the main one.

Guy Rodgers stated it was only for the front door changing from a residential door to a commercial door.

Resident Bill Geiger stated that multiple contractors did the work and that building trades only did the framing.

Resident Kathy Schenkel asked Bill Geiger if there was anything besides tar paper behind the siding.

Resident Bill Geiger stated he wasn't sure what was under the siding but there must be something.

Guy Rodgers stated that a few pieces that have fallen off and there was only tar paper and OSB board under the siding.

Resident Todd Swander asked about a drive behind the building making it a drive through.

Resident Chris Schweikert stated on zoom that \$60,000.00 seemed excessive given the buildings age and if there is a recourse from the original builder.

Brent Schlosser made a motion to close to the public. Seconded by Molly Weber. Motion passed.

COUNCIL REPORT:

No council reports given. Darin Thorp opened it up for public comments.

Jack Horrell asked if ARP Funds used for speed signs and asked how to get more around the lake. He stated it would be nice and affective if there was one down by 800 on that stretch.

Chris Emerick discussed the Police Department Funds that are used towards the speed radar signs and the donation fund that have also been used to purchase the radar signs.

Resident Kris Gartner stated that West Clear Lake Drive desperately needs a speed radar sign. She stated there a lot of speeders all the time and cars need to slow down.

Resident Todd Swander that everyone must remember we have a part time police department. They have full time jobs and if the Town wants full time coverage then they need to hire full time officers.

Chris Emerick discussed the permanent ones versus the ones that get moved and the caution that has to be used as they can get broken.

Unfinished Business:

1. Adopt Hearing for the Budget was discussed by Dan Rippe.

Dan Rippe made a motion to read Ordinance or Resolution 2022-10 for Appropriations and Tax Rates. Seconded by George Schenkel. Motion passed.

Dan Rippe read Ordinance or Resolution 2022-10 for Appropriations and Tax Rates out loud in its entirety.

Molly Weber stated that spending authority is in place for employees, and no one can spend over their spending authority with out coming to Council first. Brent Schlosser also stated that projects may be worked into the budget and may or may not be approved, however if it is approved the funds will be there in the budget. George Schenkel stated that at the last meeting Council were able to reduce the budget and moving forward Council can look at doing Budget Workshops. George stated that the budget metrics were helpful. George stated when there is a public hearing it needs to be the first thing on the agenda. Brent Schlosser stated he reached out to legal counsel, and he was advised that it is not a legal option for Town Council to do a closed session Budget Workshop. Dan Rippe stated that he is always looking for process improvement and looking into next year Council can discuss guidelines they would like to see as far as reserve and other things prior to the budget committee moving forward.

Dan Rippe made a motion to Adopt Ordinance or Resolution 2022-10 for Appropriations and Tax Rates. Seconded by Molly Weber. A roll call vote was taken. All were in favor. Motion passed.

Dan Rippe made a motion to read the 2023 Budget Protest. Seconded by Molly Weber. Motion passed.

Dan Rippe read 2023 Budget Protest out loud in its entirety.

Dan Rippe made a motion to read Town Councils response to the 2023 Budget Protest. Seconded by George Schenkel. Motion passed.

Dan Rippe read Town Councils response to the 2023 Budget Protest out loud in its entirety.

George Schenkel stated that Council should have made the documents available sooner. Molly Weber asked that with continuous transparency improvement Todd from DLZ could come back and talk more about the projects.

Dan Rippe made a motion to approve and adopt Town Councils response to the 2023 Budget Protest as written. Seconded by Brent Schlosser. 4 votes yes, 1 vote no. Motion passed.

Brent Schlosser made a motion to postpone New Business item b. Golf Cart Penalties Registration Fees and item e. Opioid Ordinances Restricted and Unrestricted until the November Agenda. Seconded by Molly Weber. Motion passed.

Molly Weber stated that there are items on the agenda they need to get done today so Council is just trying to be judicious.

Jessica Swander stated that in the ninth hour another petition was received supporting the 2023 budgeted line items for road projects by a resident and passed out the petition to the Town Council.

Molly Weber read the petition supporting the road improvements in the budget out loud in its entirety.

New Business:

Dan Rippe made a motion to skip item b. ARP Projects as those items were already discussed in the Superintendent report. Seconded by Brent Schlosser. Motion passed.

1. Resolution ARP Plan was discussed by Dan Rippe.

Dan Rippe made a motion to introduce Resolution 04-2022 Authorizing An Expenditure From The American Rescue Plan Funds Under The Town of Clear lakes Standard Allowance. Seconded by Molly Weber. Motion passed.

Dan Rippe read Resolution 04-2022 Authorizing An Expenditure From The American Rescue Plan Funds Under the Town of Clear lakes Standard Allowance in its entirety.

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

No public comment was given.

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

Dan Rippe made a motion to read Resolution 04-2022 Authorizing An Expenditure From The American Rescue Plan Funds Under The Town of Clear Lakes Standard Allowance by title only. Seconded by George Schenkel. Motion passed.

Dan Rippe read Resolution 04-2022 Authorizing An Expenditure From The American Rescue Plan Funds Under The Town of Clear Lakes Standard Allowance by title only.

Dan Rippe made a motion to pass Resolution 04-2022 Authorizing An Expenditure From The American Rescue Plan Funds Under The Town of Clear Lakes Standard Allowance. Seconded by George Schenkel. Motion passed.

2. Sanitation Bid Specifications were discussed by Dan Rippe.

Dan Rippe made a motion to read section 1. Bid Specification for Residential Curbside Trash Pick Up. Seconded by Molly Weber. Motion passed.

Brent Schlosser read section 1. Bid Specification for Residential Curbside Trash Pick Up out loud.

Council discussed changing the bulk pick up date to June instead of around Memorial Day.

Brent Schlosser made a motion to open to the public. Seconded by George Schenkel. Motion passed.

Resident Bill Hanna asked about glass recycling.

Dan Rippe discussed the reason that glass isn't included and the cost to add it to the bids for the Town and our residents.

Resident Bill Hanna asked about the spillage on the roads and reducing or eliminating it.

Dan Rippe stated the research he did on the spillage. It is the kind of truck they use, and it is eliminated by using the auto load trucks as they do not have drainage. Dan stated not to specify the equipment in the bid process, but he expects the bids to include auto load trucks and that will eliminate the spillage.

Resident Bill Koester stated republic has refused to pick up trash for other areas and that not having trash pickup would be less desirable than a little water on the streets.

Resident Tyson Johnston stated that the Town should not specify the equipment but could specify a sealed under body on the equipment. He also asked Guy about height restrictions with top loading trucks.

Guy Rodgers stated they stay with in four feet of the truck.

Resident Evelyn Schlosser asked if they could be in one location for them to pick up.

Guy Rodgers stated they would need to be at the end of your driveway in a big opening

Resident Bill Hanna asked if they expected more then one bidder.

Dan Rippe stated that there could be.

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

Dan Rippe made a motion to move forward and publish for Sanitation bids with the changes. Seconded by Brent Schlosser. Motion passed.

3. 2023 Salary Ordinance was discussed by Molly Weber.

Molly Weber made a motion to read Ordinance 2022-12 Ordinance Setting Salaries and Wages of The Officers and Employees for The Town of Clear Lake Indiana for The Year 2023. Seconded by George Schenkel. Motion passed.

Molly Weber and Brent Schlosser read Ordinance 2022-12 Ordinance Setting Salaries and Wages of The Officers and Employees for The Town of Clear Lake Indiana for The Year 2023 out loud in its entirety.

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

No public comments were given.

Molly Weber made a motion to close public comment. Seconded by Brent Schlosser.

Molly Weber made a motion to suspend the rules and read by title only. Seconded by George Schenkel. Motion passed.

Molly Weber read Ordinance 2022-12 Ordinance Setting Salaries and Wages of The Officers and Employees for The Town of Clear Lake Indiana for The Year 2023 by title only.

Brent Schlosser made a motion to approve Ordinance 2022-12 Ordinance Setting Salaries and Wages of The Officers and Employees for The Town of Clear Lake Indiana for The Year 2023. Seconded by George Schenkel. Motion passed.

TRAINING AND REVIEW:

1. Comprehensive Plan-Moved to November meeting.

GENERAL DISCUSSION:

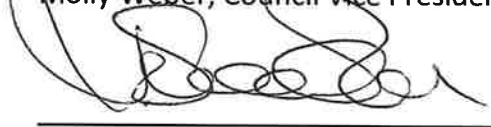
Molly Weber stated that the HSA for the employees is new, and Farmers State Bank was very helpful with this.

Resident Bill Koester wanted to compliment the Council and things were done civilly at this Council meeting and at the last session. He thanked them for all the work they put into it. He discussed the difference between Ohio budget process being based on a vote and then a budget is established, and Indiana budget processes based on a budget. He asked for future considerations of a Special open meeting on the budget.

There being no further business or discussions, Council President Darin Thorp adjourned the meeting at 9:54 p.m.



Molly Weber, Council Vice President



Attest: Jessica Swander, Clerk/Treasurer