



REGULAR SCHEDULED COUNCIL MEETING

Tuesday, November 21st, 2023 – 7:00 p.m.

[Join Zoom Meeting](#) – Link listed on website
<https://us06web.zoom.us/j/6479705713?pwd=bGoxRjllTXNXeWRhQlcrVzljajUwdz09>
OR Join Via Phone: (646) 931-3860 **Meeting ID:** 647 970 5713 **Passcode:** Clear **Passcode by Phone:** 121380

AGENDA

- 1. Call to Order Council President
- 2. Pledge of Allegiance Council and Attendees
- 3. Zoom Instructions Robert Hawley
- 4. Introductions
- 5. Approval of Monthly Agenda
 - ☐ Minutes from October 17, 2023 Council
 - ☐ November Voucher Register & Warrant..... Nathan Striker
- 6. New Business Council
 - ☐ Road Construction Update Dan Rippe
 - 1. Congratulations letter from Community Crossing
 - 2. Resolution 2023-21 INDOT Signature Authorization
 - ☐ 2023 Street Improvement Pay App Dan Rippe
 - ☐ Adoption of TOCL Road Policy Dan Rippe
 - ☐ Plan Commission Rezoning Request 2023-01..... Robert Hawley
 - ☐ Plan Commission UDO Change 2023-20 George Schenkel
 - ☐ New Sewer Connection McClouth Plat 1 and 2 Guy Rodgers
- 7. Unfinished Business Council
- 8. Monthly Reports
 - a. Financial Report..... Nathan Striker
 - b. Marshal’s Report Chris Emerick
 - c. Fire Department Report..... Brent Schlosser
 - d. Zoning Administrator’s Report Robert Hawley
 - e. Superintendent Report..... Guy Rodgers
 - f. Council Member’s Reports Council
- 9. General Discussion Council & Attendee
- 10. Adjournment Council President

Next Council meeting:
Tuesday, December 19th, 2023 @ 7:00 p.m.

Please Note: Agenda items listed are those reasonably anticipated and may be discussed at the meeting. Not all items listed may necessarily be discussed and there may be other items not listed that may be brought up for discussion.

ACCOUNTS PAYABLE TOWN of CLEAR LAKE
Voucher Register for Operating Funds & Sewer Fund

For Period from 10/19/2023 through 11/15/2023

2023							
DATE FILED	VOUCHER NUMBER	NAME OF CLAIMANT	FUND	AMOUNT OF VOUCHER	Appropriation	CHECK/ WARRANT NUMBER	MEMORANDUM
26-Oct	PayFund	PAYROLL	General	\$6,243.10	Payroll/benefits	EFT	C/Trea.B.Clerk, ZA and Marshalls, Council
26-Oct	Pay Fund	PAYROLL	MVH	\$2,433.91	Payroll/benefits	EFT	T.Manager, ZA
26-Oct	Pay Fund	PAYROLL	Sanitation	\$667.63	Payroll/benefits	EFT	C/Trea.B.Clerk
26-Oct	PayFund	Perf	PayFund	\$738.53	Inpers Town Ex	EFT	Employer retirement contribution
19-Oct	19504	Mediacom	General	\$266.44	Telephone/Int	EFT 19504	Yearly Subscription
18-Oct	19525	Nathan Striker	General	\$218.40	Travel	16839	Mileage (July-Oct)
19-Oct	19526	Wex	General	\$295.66	Fuel	16840	Fuel
19-Oct	19529	DLZ	General	\$980.00	L.Road/brid	16842	Preparation for Road Committee Meeting
19-Oct	19529	DLZ	General	\$8,034.56	L.Road/brid	16842	DLZ Road Construction Oversight
23-Oct	19518	Nipsco	General	\$29.41	Electric	EFT 19518	Sirens
23-Oct	19594	Nipsco	General	\$562.36	Heat/electric	16866	TH Gas and Electric
24-Oct	19535	Cleear Lake Marina	LIT	\$154.00	Mach Equi	16845	Boat lift
25-Oct	19544	Fraternal Order of Police	General	\$60.00	Membership	16846	Membership
26-Oct	19545	In Dept Of Revenue	PayFund	\$1,119.51	Payroll/benefits	EFT 19545	State Withholdings
26-Oct	19546	Erie Martin	General	\$1,000.00	Cont. Bond	16847	Contractor Bond Return
26-Oct	19547	Perf	PayFund	\$1,280.68	Payroll/benefits	EFT 19547	Perf
26-Oct	19548	Dept of Treasury	PayFund	\$4,971.98	Payroll/benefits	EFT 19548	Fed Withholdings
27-Oct	19551	AT and T	General	\$99.95	Telephone/Int	16849	Police phones
27-Oct	19553	Applied Innovation	General	\$75.22	Membership	16850	Annual Contract
27-Oct	19554	Bill Scheuman	General	\$70.00	Other	16851	Flags
27-Oct	19555	Steuben County Auditor	Opiod	\$166.42	Opiod	16852	Opiod funds returned to county
1-Nov	PayFund	R. Hawley Longevity	PayFund	\$861.20	Payroll/benefits	EFT19556	R. Hawley Longevity
1-Nov	PayFund	R. Hawley Longevity	PayFund	\$127.80	Payroll/benefits	EFT 19562	Employer retirement contribution
1-Nov	PayFund	R. Hawley Perf	PayFund	\$142.00	Payroll/benefits	EFT19565	R. Hawley Perf
3-Nov	19612	Nipsco	General	\$1,144.78	Electric	EFT19612	Street Lights
3-Nov	19566	Dunworth	MVH	\$13.88	Mach Equi	16853	Parts
3-Nov	19568	Washler	Sanitation	\$13,296.24	Trash Coll	16854	Trash Collection
3-Nov	19569	Bills Pro Towing	LIT	\$134.45	Equip repairs	16855	Oil Change
3-Nov	19570	Wilsons	General	\$200.00	Building Main	16856	TH Sewer Line
6-Nov	19571	Column	General	\$127.27	Legals	16857	Legal Notices
6-Nov	19574	Witt Napa	MVH	\$68.48	Mach Equi	16858	Filters Parts
6-Nov	19576	Greenmark	General	\$476.06	Ground Main	16859	Mower Repair
6-Nov	19578	Galls	LIT	\$469.62	Mach Equi	16860	Tourniquets
6-Nov	19579	Midsolv	General	\$500.67	Other pro serv	16861	Computer support
6-Nov	19580	Ecowater	General	\$16.00	Other	16862	Water
6-Nov	19581	DLZ	General	\$22,380.59	L.Road/brid	16863	DLZ Road Construction Oversight
6-Nov	19582	DLZ	General	\$1,470.00	L.Road/brid	16864	Road Committee
6-Nov	19583	DLZ	General	\$12,916.16	L.Road/brid	16865	2024 Streets Survey

ACCOUNTS PAYABLE TOWN of CLEAR LAKE
Voucher Register for Operating Funds & Sewer Fund

For Period from 10/19/2023 through 11/15/2023

2023							
DATE FILED	VOUCHER NUMBER	NAME OF CLAIMANT	FUND	AMOUNT OF VOUCHER	Appropriation	CHECK/ WARRANT NUMBER	MEMORANDUM
9-Nov	19600	Perf	PayFund	\$1,356.56	Payroll/benefits	EFT 19600	Perf
9-Nov	19602	Clear Lake Marina	LIT	\$230.28	Mach Equi	16869	Winterize Police Boat
9-Nov	19603	Fremont Hardware	General	\$16.98	Building Main	16870	Supplies for Town Hall
9-Nov	19604	Elan City	LIT	\$2,162.00	Mach Equi	16871	Radar Signs
13-Nov	19606	Clear Lake Electric	MVH	\$1,016.10	Equipment rep	16872	10.16 underground feed to garage, per Guy
14-Nov	19608	Steuben County REMC	General	\$74.70	Electric	16873	Sec Light, Round Lake
9-Nov	PayFund	PAYROLL	General	\$7,123.07	Payroll/benefits	EFT19584	B.Clerk,T.Manager&T.Worker, ZA
9-Nov	PayFund	PAYROLL	MVH	\$2,712.64	Payroll/benefits	EFT19585	T.Manager
9-Nov	PayFund	PAYROLL	Sanitation	\$685.49	Payroll/benefits	EFT19586	C/Trea.B.Clerk
9-Nov	PayFund	Perf	Payfund	\$769.36	Inpers Town Ex	EFT19598	Employer retirement contribution
		TOTAL ATTORNEY		\$15,416.50			
		TOTAL OPERATING FUNDS		\$99,960.14			
		SEWER					
26-Oct	Pay Fund	PAYROLL	PayFund	\$2,610.62	Payroll/benefits	EFT	B.Clerk,T.Manager & T.Worker,ZA
26-Oct	Pay Fund	Perf	PayFund	\$271.59	PERF town exp.	EFT	Employer retirement contribution
18-Oct	19505	Tom Simpson	Sewer	\$150.00	Cont labor	3461	Breckers
19-Oct	19527	Indiana Underground	Sewer	\$130.15	Other pro	3462	Locates
19-Oct	19528	C.E.M.	Sewer	\$12,147.38	Sewer depre	3463	Pumps
23-Oct	19533	Nipsco	Sewer	\$325.25	Electric	EFT 19533	Lift
24-Oct	19534	Nipsco	Sewer	\$434.42	Electric	EFT 19534	Grinders
27-Oct	19552	AT and T	Sewer	\$84.00	Telephone	3465	Guy Phones
3-Nov	19567	Town Of Fremont	Sewer	\$17,797.04	Sewage Trea	3466	Sewage Treatment
6-Nov	19575	Witt Napa	Sewer	\$68.48	Repair Parts	3467	Parts sewer
6-Nov	19577	Tom Simpson	Sewer	\$375.00	Cont labor	3468	Grinder install
6-Nov	19586	Barnes and Thornburg	Sewer	\$201.00	Attorney	3469	Attorney Fees
8-Nov	19590	Bank-A-Count	Sewer	\$700.80	Supplies	3470	Coupon Books
9-Nov	Payfund	PAYROLL	PayFund	\$2,889.31	Payroll/benefits	EFT19588	B.Clerk,T.Manager & T.Worker,ZA
9-Nov	Payfund	Perf	PayFund	\$300.61	Inpers Town Ex	EFT19599	Employer retirement contribution
		TOTAL SEWER FUND		\$38,485.65			
		TOTAL ALL FUNDS		\$138,445.79			
I here by certify that each of the above listed vouchers and the invoices or bills attached there to are true and correct and I have audited same in accordance with IC5-11-10-1.6.							
Date	ALLOWANCE OF VOUCHERS						\$138,445.79
21-Nov-23							
(IC5-11-10-2 permits the governing body to sign the Accounts Payable Voucher Register in lieu of signing each claim the governing body is allowing.)							
Dated this 21st day of Nov 2023							
X		X		X			

ACCOUNTS PAYABLE TOWN of CLEAR LAKE

Voucher Register for Operating Funds & Sewer Fund

For Period from 10/19/2023 through 11/15/2023

2023							
DATE FILED	VOUCHER NUMBER	NAME OF CLAIMANT	FUND	AMOUNT OF VOUCHER	Appropriation	CHECK/WARRANT NUMBER	MEMORANDUM
X		X		X			
SIGNATURE OF GOVERNING BOARD							

TOWN OF CLEAR LAKE, INDIANA
REGULAR TOWN COUNCIL MEETING

October 17th, 2023

The regular meeting of the Town Council of Clear Lake, Indiana was held at the Town Hall on Tuesday October 17th, 2023 at 7:00 PM. Present were Council Members Brent Schlosser, Dan Rippe, Molly Weber, Bert Elliott and George Schenkel. Clerk/Treasurer Nathan Striker, Town Superintendent Guy Rodgers, and Town Marshall Chris Emerick were also present. There was 1 resident who signed the guest register and 2 attended via Zoom.

Council Vice President Molly Weber called the meeting to order at 7:00PM starting with the Pledge of Allegiance.

Zoom instructions were given by Robert Hawley.

Council members introduced themselves.

COUNCIL ACTIONS

Approval of Meeting Agenda: George Schenkel made a motion to approve the agenda. Dan Rippe Seconded Motion. Motion Passed.

Approval of Minutes and Voucher

Approval of September minutes: Dan Rippe made a motion to approve with corrections. George Schenkel seconded. Motion passed.

Approval of October Voucher: Nathan Striker presented disbursements for the October voucher. They are as follows:

General Fund-	\$92,793.85
Sewer Fund-	\$72,960.11
Total Disbursements-	\$165,753.96

Dan Rippe has questions about Voucher (Radar Signs),(Midsolv), (Core Promo), (Canvas for Boat cover),(DLZ). Dan Rippe will help with determining the correct funds to pay for road work (Thanks Dan). Brent Schlosser made a motion to approve the monthly voucher with corrections. George Schenkel seconded the motion. Motion passed.

New Business

- a. 2024 Budget Adoption- Nathan Striker read the 2024 Town of Clear Lake Budget in full. Dan Rippe made a motion to open for public comment, seconded by Brent Schlosser. Motion passed. No comments made. Dan Rippe made a motion to close public comments Brent Schlosser seconded. Motion passed. Dan Rippe made a motion to read the Budget

Ordinance by title, It was seconded by George Schenkel. Nathan Striker read the Budget Ordinance by title. George Schenkel made a motion to adopt the 2024 TOCL Budget Ordinance. Seconded by Dan Rippe, motion passed.

Monthly Reports

Financial Report- Nathan updated the council on Treasurer activities. Reports is on file.

Fire Report- Brent Schlosser presented the monthly fire activity. Report is on file.

Zoning Report. Robert Hawley gave an update on monthly activities. Report is on file.

Superintendent Report- Guy Rodgers discussed the current activities. Report is on file.

Road committee- Dan Rippe gave an update on the continued work of RC. Dan Presented the proposed 2024 RC objectives. Dan Rippe then made a motion to continue the road Committee through December 2024. Votes were unanimous in favor.

Molly Weber made a motion to open for public discussion. Brent Schlosser seconded. Motion carries.

Dan Rippe made a motion to adjourn the meeting, George Schenkel seconded. Motion carries.

The meeting adjourned at 7:48PM.

Molly Weber, Council Vice President

Attest: Nathan Striker, Clerk/Treasurer



INDIANA DEPARTMENT OF TRANSPORTATION

100 North Senate Avenue
Room N758
Indianapolis, Indiana 46204

PHONE: (855) 463-6848

Eric Holcomb, Governor
Michael Smith, Commissioner

November 03, 2023

Clear Lake
Darin Thorp
111 Gecowets Drive
Fremont, IN 46737

RE: Community Crossing Matching Grant Fund 2023-2

Dear Darin Thorp:

The Indiana Department of Transportation (INDOT) has completed the review and selection of projects for funding in the 2023-2 Community Crossings Matching Grant Fund Program. Your community has preliminarily been awarded \$825,000.00 in Community Crossings Matching Grant Funds based upon your estimates from your project application(s). INDOT will be transmitting an award letter in the upcoming weeks.

The Community Crossings Matching Grand Funds, which are administered by INDOT, will be used for funding up to 75 percent of the construction of your project or the purchase of materials. These grant dollars will enable you to help build and improve Indiana's infrastructure.

The state of Indiana looks forward to partnering with all Hoosier communities, both urban and rural, to invest in road and bridge infrastructure projects. Improvement to local roads and bridges will bring about economic development, create jobs, and strengthen local transportation networks for all of Indiana.

Sincerely,

A stylized, handwritten signature of Eric J. Holcomb in black ink.

Eric J. Holcomb, Governor

A handwritten signature of Michael Smith in black ink.

Michael Smith, INDOT Commission

RESOLUTION NO. 2023-21

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF CLEAR LAKE INDIANA CONCERNING
AUTHORIZATION FOR EXECUTION OF INDOT AGREEMENTS

WHEREAS Indiana Code Chapter 36-1-3 permits any unit in the State of Indiana to exercise any power or to perform any function necessary to the public interest in the context of its governmental or internal affairs, which is not prohibited by the Constitution of the United States or of the State of Indiana, or denied or pre-empted by any other law, or is not expressly granted by any other law to another governmental entity.

WHEREAS the Town Council of the Town of Clear Lake, Indiana is the Town legislative and executive body and is by law authorized to adopt ordinances and resolutions for the administration of Town of Clear Lake legal and financial affairs;

WHEREAS the Indiana Department of Transportation has requested specific written authority for the execution of INDOT Agreements when all members of the executive body do not sign;

NOW, THEREFORE, BE IT RESOLVED by the Town Council, of the Town of Clear Lake Indiana as follows:

1. Authorization. _____ of the Clear Lake Town Council is hereby authorized and confirmed to have the authority to execute any INDOT agreements and all other documents related thereto, and all documents related to any INDOT Grant Programs for and on behalf of and to bind the Town Council of the Town of Clear Lake, Indiana.
2. Ratification. The Town Council of the Town of Clear Lake, Indiana hereby ratifies all prior agreements and associated documents executed by the President of the Town Council for the Town of Clear Lake, Indiana prior to the effective date of this Resolution.
3. Effective Date. This Resolution is effective immediately upon its date of adoption. RESOLVED this 21st day of November 2023.

Town Council of the Town of Clear Lake, Indiana

Molly Weber

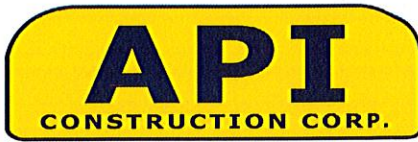
Dan Rippe

Brent Schlosser

Bert Elliott

George Schenkel

Attested By: Nathan Striker, Clerk Treasurer



API CONSTRUCTION CORP
 P O BOX 191
 LAOTTO, IN 46763
 Office: (260) 897-2743

Invoice No: 17850
 Date: 10/31/2023

INVOICE

BILL TO: CLEAR
 TOWN OF CLEAR LAKE
 5950 GECOWETS DR
 CLEAR LAKE, IN 46737

Job: 3023
 Description: TOWN OF CLEAR LAKE 2023 CCMG
 PO #:

Description of Work Completed
 TOWN OF CLEAR LAKE
 2023 STREET IMPROVEMENTS
 PAY APPLICATION #1

Original Contract Amount:	839,915.00
Change Orders:	0.00
Revised Contract Amount:	839,915.00
96.60 % Complete:	811,379.34
Less Retainage:	40,568.97
Less Previous Billings:	0.00

Amount Due This Invoice: 770,810.37

Terms: Net 30 Days

Retainage This Invoice: 40,568.97

Contractor's Application for Payment No. 1

To (Owner): TOWN OF CLEAR LAKE	From (Contractor): API CONSTRUCTION CORP	Via (Engineer): DLZ
Project: 2023 STREET IMPROVEMENTS	Contract: TOWN OF CLEAR LAKE	
Owner's Contract No.:	Contractor's Project No.: #3023	Engineer's Project No.: 1766-5127-70,0011

Change Order Summary

Approved Change Orders				
Number	Additions	Deductions		
TOTALS				
NET CHANGE BY				
CHANGE ORDERS				

1. ORIGINAL CONTRACT PRICE.....	\$	<u>5839,915.00</u>
2. Net change by Change Orders.....	\$	
3. Current Contract Price (Line 1 + 2).....	\$	<u>5839,915.00</u>
4. TOTAL COMPLETED AND STORED TO DATE (Column F on Progress Estimate).....	\$	<u>5811,379.34</u>
5. RETAINAGE:		
a. 5% X <u>5811,379.34</u> Work Completed.....	\$	<u>540,568.97</u>
b. X <u> </u> Stored Material.....	\$	
c. Total Retainage (Line 5a + Line 5b).....	\$	<u>540,568.97</u>
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c).....	\$	<u>5770,810.38</u>
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$	
8. AMOUNT DUE THIS APPLICATION.....	\$	<u>5770,810.38</u>
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G on Progress Estimate + Line 5 above).....	\$	<u>540,568.97</u>

Contractor's Certification

The undersigned Contractor certifies that to the best of its knowledge: (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such Liens, security interest or encumbrances); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

By: Reba D. Dan Date: 11/10/2023

Payment of: \$ 770,810.38
(Line 8 or other - attach explanation of the other amount)

is recommended by: T. Dale 11/15/2023
(Engineer) (Date)

Payment of: \$ 770,810.38
(Line 8 or other - attach explanation of the other amount)

is approved by: _____ (Owner) _____ (Date)

Approved by: _____ Funding Agency (if applicable) _____ (Date)

Progress Estimate

Contractor's Application

For (contract): **QUIET HARBOR DRIVE** Application Number: **1**

Application Period: **OCTOBER** Application Date:

A		B	C	D	E	F					
BID ITEM NUMBER	Item Description	Bid Quantity	UNIT PRICE	UNIT	BID VAULE	Estimated Quantity Installed	Value	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (D + E)	% (E) B	Balance to Finish (B - F)
1	MOBILIZATION	1	\$7,000.00	LUMP	\$7,000.00	1	\$7,000.00		\$7,000.00	100.0%	
2	MAINTENACE OF TRAFFIC	1	\$5,000.00	LUMP	\$5,000.00	1	\$5,000.00		\$5,000.00	100.0%	
3	EROSION AND SEDIMENT CONTROL	1	\$5,000.00	LUMP	\$5,000.00	1	\$5,000.00		\$5,000.00	100.0%	
4	SITE CLEARING	1	\$5,000.00	LUMP	\$5,000.00	1	\$5,000.00		\$5,000.00	100.0%	
5	COMMON EXCAVATION	975	\$25.00	CYD	\$24,375.00	975	\$24,375.00		\$24,375.00	100.0%	
7	165#/SYS HMA SURFACE	175	\$90.00	TON	\$15,750.00	148.55	\$13,369.50		\$13,369.50	84.9%	\$2,380.50
8	440#/SYS HMA INTEMEDATE	445	\$75.00	TON	\$33,375.00	406.17	\$30,462.75		\$30,462.75	91.3%	\$2,912.25
10	12" COMPACTED ROADWAY	675	\$75.00	CYD	\$50,625.00	675	\$50,625.00		\$50,625.00	100.0%	
11	6" COMPACTED LIMESTONE DRIVEWAY	40	\$75.00	CYD	\$3,000.00	30.85	\$2,313.75		\$2,313.75	77.1%	\$686.25
12	ROADWAY UNDERCUT	250	\$10.00	CYD	\$2,500.00	250	\$2,500.00		\$2,500.00	100.0%	
13	GEOGRID	1750	\$3.30	CYD	\$5,775.00	1928.77	\$6,364.94		\$6,364.94	110.2%	(\$589.94)
14	12" HDPE	100	\$35.00	LFT	\$3,500.00	78	\$2,730.00		\$2,730.00	78.0%	\$770.00
15	18" HDPE	60	\$63.00	LFT	\$3,780.00	60	\$3,780.00		\$3,780.00	100.0%	
17	30" STORM INLET	1	\$2,000.00	EA	\$2,000.00	1	\$2,000.00		\$2,000.00	100.0%	
19	60" STORM INLET	1	\$6,500.00	EA	\$6,500.00	1	\$6,500.00		\$6,500.00	100.0%	
20	METEL END SECTION 12"	3	\$800.00	EA	\$2,400.00	3	\$2,400.00		\$2,400.00	100.0%	
21	METEL END SECTION 18"	2	\$1,500.00	EA	\$3,000.00	3	\$4,500.00		\$4,500.00	150.0%	(\$1,500.00)
22	BACKFILL	225	\$40.00	CYD	\$9,000.00	225	\$9,000.00		\$9,000.00	100.0%	
23	TOPSOIL	125	\$70.00	CYD	\$8,750.00	110	\$7,700.00		\$7,700.00	88.0%	\$1,050.00
24	MULCHED SEEDING	1350	\$4.00	SYS	\$5,400.00	1350	\$5,400.00		\$5,400.00	100.0%	
25	SODDING	400	\$7.00	SYS	\$2,800.00	390	\$2,730.00		\$2,730.00	97.5%	\$70.00
26	LINEAR GRADING	950	\$1.80	LFT	\$1,710.00	950	\$1,710.00		\$1,710.00	100.0%	
27	JOINT ADHESIVE	950	\$0.50	LFT	\$475.00	0					\$475.00
29	RIP RAP	45	\$150.00	CYD	\$6,750.00	28.96	\$4,344.00		\$4,344.00	64.4%	\$2,406.00
Totals					\$213,465.00		\$204,804.94		\$204,804.94		\$8,660.06

Progress Estimate

Contractor's Application

For (contract): WEST CLEAR LAKE DR PART 2						Application Number: 1					
Application Period: OCTOBER						Application Date: 11/10/2023					
A				B	C	D	E	F			
Item		Bid Quantity	UNIT PRICE	UNIT	BID VAULE	Estimated Quantity Installed	Value	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (D + E)	% (E) B	Balance to Finish (B - F)
BID ITEM NUMBER	Description										
1	MOBILIZATION	1	\$7,000.00	LUMP	\$7,000.00	1	\$7,000.00		\$7,000.00	100.0%	
2	MAINTENACE OF TRAFFIC	1	\$5,000.00	LUMP	\$5,000.00	1	\$5,000.00		\$5,000.00	100.0%	
3	EROSION AND SEDIMENT CONTROL	1	\$4,000.00	LUMP	\$4,000.00	1	\$4,000.00		\$4,000.00	100.0%	
4	SITE CLEARING	1	\$3,000.00	LUMP	\$3,000.00	1	\$3,000.00		\$3,000.00	100.0%	
5	COMMON EXCAVATION	775	\$25.00	CYD	\$19,375.00	775	\$19,375.00		\$19,375.00	100.0%	
6	ASPHALT MILLING	140	\$35.00	SYS	\$4,900.00	0					\$4,900.00
7	165#/SYS HMA SURFACE	155	\$90.00	TON	\$13,950.00	129.31	\$11,637.90		\$11,637.90	83.4%	\$2,312.10
9	550#/SYS HMA INTEMEDATE	425	\$75.00	TON	\$31,875.00	496.35	\$37,226.25		\$37,226.25	116.8%	(\$5,351.25)
10	12" COMPACTED ROADWAY	505	\$75.00	CYD	\$37,875.00	505	\$37,875.00		\$37,875.00	100.0%	
11	6" COMPACTED LIMESTONE DRIVEWAY	80	\$75.00	CYD	\$6,000.00	50.88	\$3,816.00		\$3,816.00	63.6%	\$2,184.00
12	ROADWAY UNDERCUT	300	\$10.00	SYS	\$3,000.00	300	\$3,000.00		\$3,000.00	100.0%	
13	GEOGRID	1450	\$3.30	SYS	\$4,785.00	2277.11	\$7,514.46		\$7,514.46	157.0%	
23	TOPSOIL	45	\$70.00	CYD	\$3,150.00	35	\$2,450.00		\$2,450.00	77.8%	\$700.00
24	MULCHED SEEDING	565	\$4.00	SYS	\$2,260.00	559	\$2,236.00		\$2,236.00	98.9%	
25	SODDING	80	\$7.00	SYS	\$560.00	80	\$560.00		\$560.00	100.0%	
26	LINEAR GRADING	50	\$1.80	LFT	\$90.00	50	\$90.00		\$90.00	100.0%	
Totals					\$146,820.00		\$144,780.61		\$144,780.61		\$4,744.85

Progress Estimate

Contractor's Application

For (contract): WEST CLEAR LAKE PART 3							Application Number: 1				
Application Period: OCTOBER							Application Date: 11/10/2023				
A				B	C	D	E	F			
BID ITEM NUMBER	Item Description	Bid Quantity	UNIT PRICE	UNIT	BID VAULE	Estimated Quantity Installed	Value	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (D + E)	% (E) B	Balance to Finish (B - F)
1	MOBILIZATION	1	\$10,000.00	LUMP	\$10,000.00	1	\$10,000.00		\$10,000.00	100.0%	
2	MAINTENACE OF TRAFFIC	1	\$10,000.00	LUMP	\$10,000.00	1	\$10,000.00		\$10,000.00	100.0%	
3	EROSION AND SEDIMENT CONTROL	1	\$10,000.00	LUMP	\$10,000.00	1	\$10,000.00		\$10,000.00	100.0%	
4	SITE CLEARING	1	\$10,000.00	LUMP	\$10,000.00	1	\$10,000.00		\$10,000.00	100.0%	
5	COMMON EXCAVATION	2625	\$25.00	CYD	\$65,625.00	2625	\$65,625.00		\$65,625.00	100.0%	
7	165#/SYS HMA SURFACE	425	\$90.00	TON	\$38,250.00	425	\$38,250.00		\$38,250.00	100.0%	
9	550#/SYS HMA INTEMEDATE	1405	\$75.00	TON	\$105,375.00	1255.42	\$94,156.50		\$94,156.50	89.4%	\$11,218.50
10	12" COMPACTED ROADWAY	1650	\$75.00	CYD	\$123,750.00	1650	\$123,750.00		\$123,750.00	100.0%	
11	6" COMPACTED LIMESTONE DRIVEWAY	45	\$75.00	CYD	\$3,375.00	60.96	\$4,572.00		\$4,572.00	135.5%	(\$1,197.00)
12	ROADWAY UNDERCUT	800	\$10.00	CYD	\$8,000.00	425	\$4,250.00		\$4,250.00	53.1%	\$3,750.00
13	GEOGRID	4750	\$3.30	CYD	\$15,675.00	8410.33	\$27,754.09		\$27,754.09	177.1%	(\$12,079.09)
14	12" HDPE	65	\$35.00	LFT	\$2,275.00	205	\$7,175.00		\$7,175.00	315.4%	(\$4,900.00)
15	18" HDPE	45	\$100.00	LFT	\$4,500.00	0					\$4,500.00
16	21" HDPE	95	\$112.00	LFT	\$10,640.00	0					\$10,640.00
17	30" STORM INLET	2	\$2,000.00	EA	\$4,000.00	2	\$4,000.00		\$4,000.00	100.0%	
18	48" STORM INLET	3	\$3,700.00	EA	\$11,100.00	3	\$11,100.00		\$11,100.00	100.0%	
20	METEL END SECTION 12"	2	\$700.00	LS	\$1,400.00	2	\$1,400.00		\$1,400.00	100.0%	
21	METEL END SECTION 18"	1	\$1,500.00	LFT	\$1,500.00	1	\$1,500.00		\$1,500.00	100.0%	
22	BACKFILL	225	\$40.00	CYD	\$9,000.00	225	\$9,000.00		\$9,000.00	100.0%	
23	TOPSOIL	175	\$70.00	CYD	\$12,250.00	123.41	\$8,638.70		\$8,638.70	70.5%	\$3,611.30
24	MULCHED SEEDING	3200	\$4.00	SYS	\$12,800.00	3100	\$12,400.00		\$12,400.00	96.9%	\$400.00
26	LINEAR GRADING	2300	\$1.80	LFT	\$4,140.00	2300	\$4,140.00		\$4,140.00	100.0%	
27	JOINT ADHESIVE	2450	\$0.50	LFT	\$1,225.00	0					\$1,225.00
28	STRUCTURE MOD	1	\$1,000.00	EA	\$1,000.00	1	\$1,000.00		\$1,000.00	100.0%	
29	RIP RAP	25	\$150.00	CYD	\$3,750.00	20.55	\$3,082.50		\$3,082.50	82.2%	\$667.50
Totals					\$479,630.00		\$461,793.79		\$461,793.79		\$17,836.21

REZONING APPLICATION

2023-01

Town of Clear Lake 111 Gecowets Drive, Clear Lake, Fremont IN 46737
Office: (260)495-9158 Mobile: (260)243-6701 Email: zoning@townofclearlake.org

APPLICANT INFORMATION

Name Bruce Krill E-mail bckrill@yahoo.com

Address 101 Lakeside Court
lake permanent

Phones 419-551-1815
preferred other

PROJECT INFORMATION

Address of Property to be Rezoned Vacant (Both Lots)

Legal Description 76-01-29-110-204.000-002, 76-01-29-110-203.000-002
(attach if necessary)

Property Owner Krill, Bruce C

Current Zoning NC - Neighborhood Commercial Requested Zoning SR - Single Family Res.

Reason for Request Looking comibe the two parcels for residential use, currnty the lot is unusable in the current zoning district for a residential application.

SIGNATURE

I certify to the accuracy of all information provided within this application and supporting information. I grant the Town of Clear Lake and its agents the authority to enter the property to during the rezoning process to determine compliance.

Bruce C Krill 6/5/2023
Applicant's Signature Date

PREPARING SITE PLAN

Use this list as a guide when preparing the site plan and supporting information. Additional details about the filing requirements can be found in Article 9 of the Town of Clear Lake Unified Development Ordinance. Questions should be directed to the Zoning Administrator. The Zoning Administrator may require additional information necessary to determine compliance with the provisions of the Unified Development Ordinance.

- North arrow and scale
- Boundary lines of the site including lot dimensions of the site
- Names, centerlines, right-of-way widths, and pavement widths of all adjacent streets, alleys, and easements
- Layout, number, dimension, and area of all lots
- Location and dimensions of existing structures and proposed structures
- Use of each structure by labeling
- Proposed subdivision lines, all lot dimensions, lot area, and building setback lines of proposed lots
- Location of all floodway, floodway fringe areas, and wetlands within the boundaries of the site - N/A
- Distance of all structures from front, rear, and side lot lines
- Proposed landscaping buffers or landscaped areas -

REZONING – PLAN COMMISSION CERTIFICATION

2023-01

Town of Clear Lake 111 Gecowets Drive, Clear Lake, Fremont IN 46737

Office: (260)495-9158 Mobile: (260)243-6701 Email: zoning@townofclearlake.org

GENERAL INFORMATION

Location 76-01-29-110-204.000-002 & 76-01-29-110-203.000-002

Applicant's Name BRUCE KRILL

Date of Public Hearing Aug 1, 2023

FINAL ACTION

The Plan Commission shall pay reasonable regard to the following factors before taking final action.

- The *Town of Clear Lake Comprehensive Plan*.
- Current conditions and the character of current structures and uses in each district.
- The most desirable use for which the land in each district is adapted.
- The conservation of property values throughout the jurisdiction.
- Responsible growth and development.

CERTIFICATION AND RECOMMENDATION

The Plan Commission shall certify the amendment to the Official Zoning Map and forward the application to the Town Council with a favorable recommendation, an unfavorable recommendation, or no recommendation. The Plan Commission may also recommend commitments concerning the use and/or development of the land in connection with the Application for Rezoning. The Town Council makes the final determination regarding an Application for Rezoning and any recommended commitments by ordinance.

- Favorable Recommendation
 Unfavorable Recommendation
 No Recommendation

Recommended Commitments: The rezoning request was not consistent with the
Comprehensive plan and current UDO requirements.

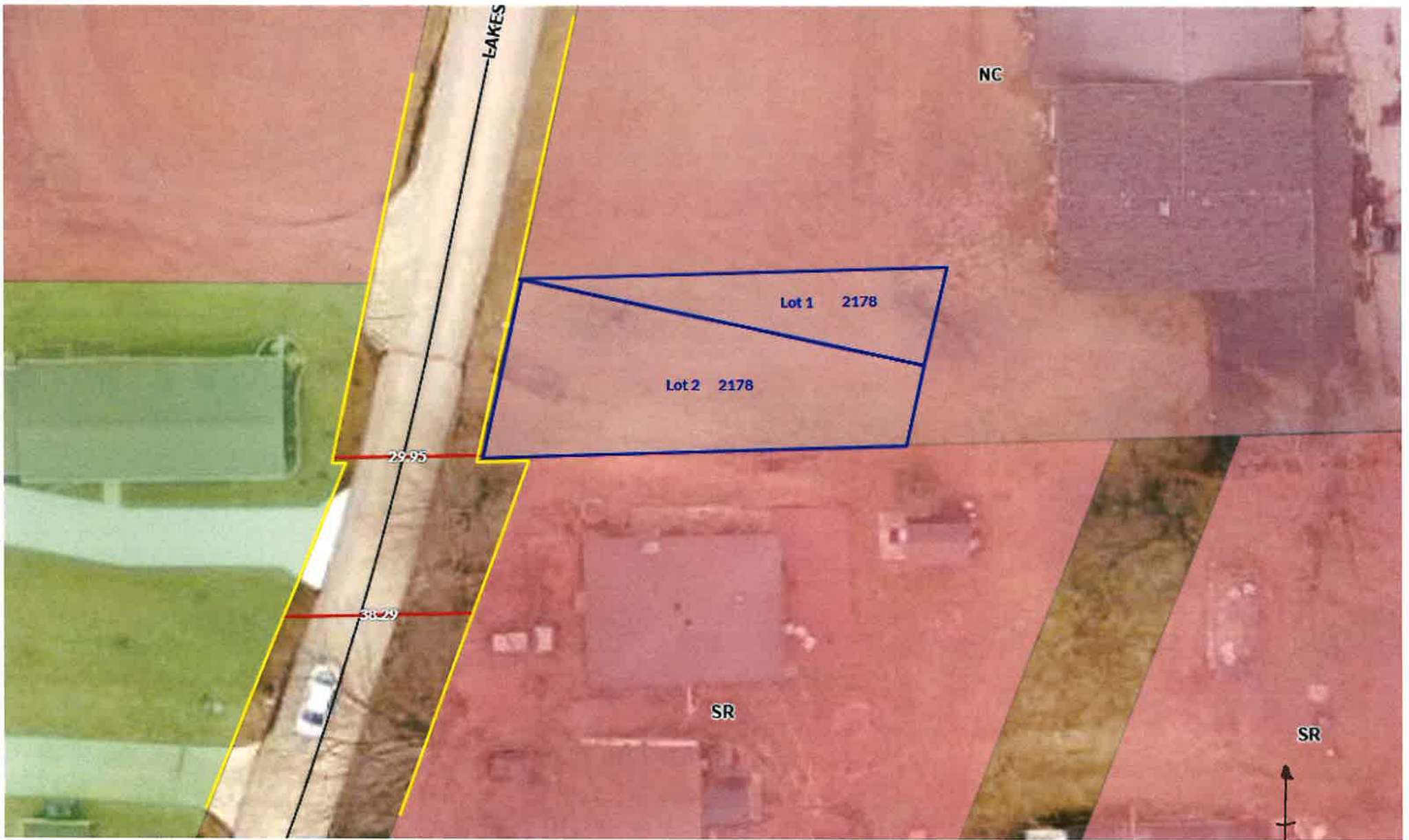
SIGNATURES

W.B. Hanna
Plan Commission President

11/8/23
date

[Signature]
Zoning Administrator

11/8/2023
date



LAKES

NC

Lot 1 2178

Lot 2 2178

29.95

33.29

SR

SR



Town of Clear Lake Plan Commission

Staff Report

GENERAL INFORMATION

Case Number:	Rezoning 2023-01
Applicant:	Bruce Krill 19400 Cromwell APT 106 Fort Myers, FL 33912
Status of Applicant:	Owner
Owner (if different form applicant):	N/A
Location:	Adjacent 101 Lakeside Ct. 76-01-29-110-204.000-002 (Vacant Lot) 76-01-29-110-203.000-002 (Vacant Lot)
Zoning:	NC – Neighborhood Commercial
Requested Zoning:	SR – Single Family Residential
Current Use:	Vacant Lots
Adjacent Area Zoning:	North: NC – Neighborhood Commercial East: NC – Neighborhood Commercial South: SR – Single Family Residential West: LR – Lake Residential
Conditions:	The lot is relatively flat with no improvements. The two lots are triangular shaped, and due to their size, they are Legal nonconforming lots for the NC district and for the proposed district. According to the Future land use map this area is not considered for future residential development but the requested rezoning does touch the SR Zoning district. See attached exhibits.
Hearing Date:	August 1, 2023 @ 7 PM
Required Notice:	<ul style="list-style-type: none">• Publication of legal notice was published in the Herald Republican on <i>July 18, 2023</i>.• A legal Notice was also posted by the Zoning Administrator outside the Town Hall.• Four (4) adjacent owners were sent Legal Notices with a certificate of mailing.• Twenty-six (26) interested property owners were sent “courtesy notices” by regular US mail.• Notifications were sent to adjacent property owners within 300 feet of the subject property.

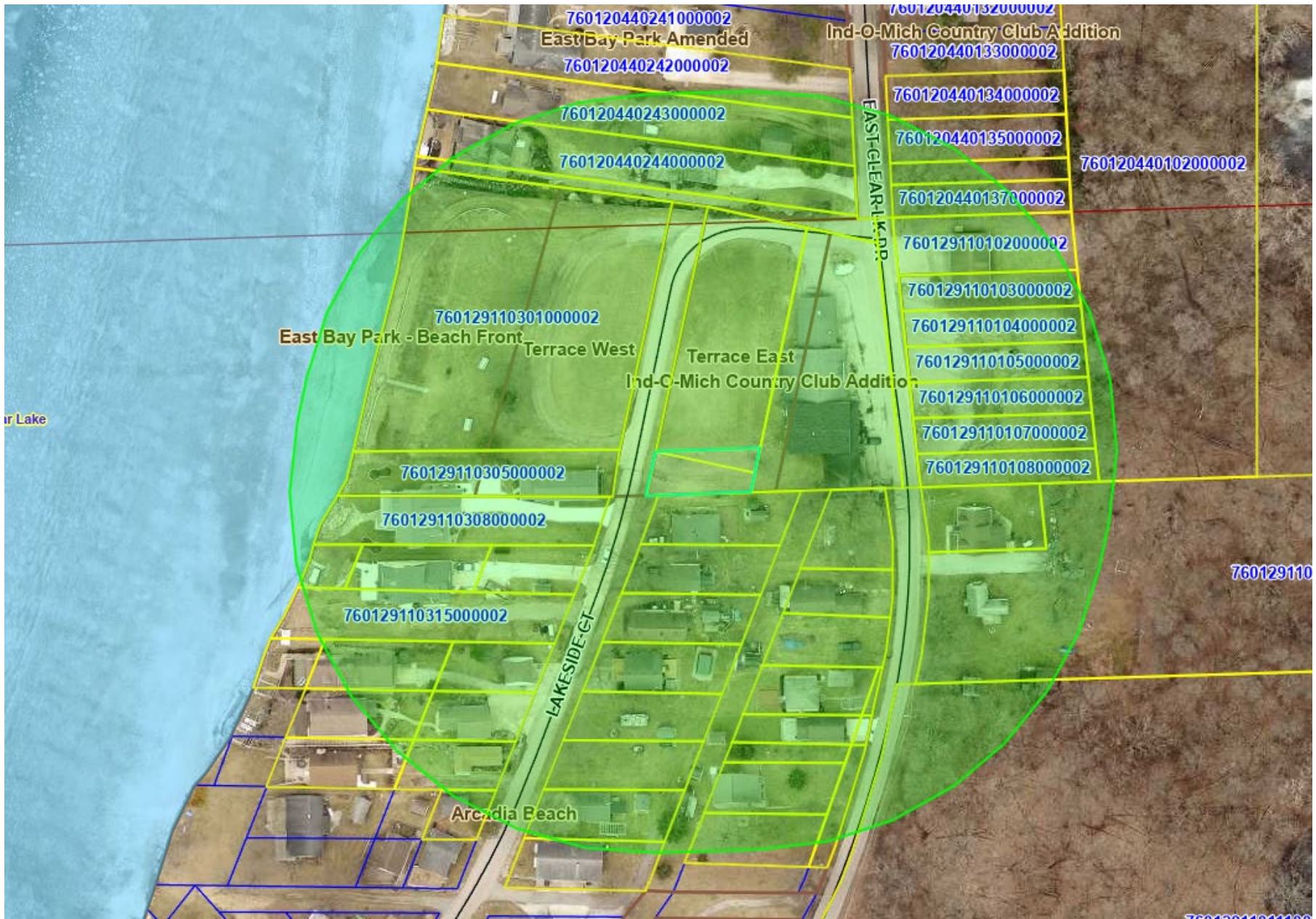
Criteria: Zoning Map Amendment (Rezoning)

9.20. E.7. Decision:

- a. The Plan Commission shall take final action or continue the Application for a Rezoning to a defined future meeting date. The Plan Commission shall pay reasonable regard to the following factors before taking final action.
 - i. The *Town of Clear Lake Comprehensive Plan*.
 - ii. Current conditions and the character of current structures and uses in each district.
 - iii. The most desirable use for which the land in each district is adapted.
 - iv. The conservation of property values throughout the jurisdiction.
 - v. Responsible development and growth.
- b. Final Action: The Plan Commission shall certify the amendment to the Official Zoning Map and forward the petition to the Town Council with a favorable recommendation, an unfavorable recommendation, or no recommendation. The Plan Commission may also recommend commitments concerning the use and/or development of the land in connection with the Application for Rezoning. The Town Council makes the final determination

Notices

Owner Name	Owner Address	Owner City/St/Zip
Mosier Griffith M & Nicola A H/W	03439 Cemetary Rd	EDGERTON, OH 43517-9513
Culbertson William & Jo Ellen H/W	100 Lakeside Ct	FREMONT, IN 46737
Culler Benjamin	104 Lakeside Ct	FREMONT, IN 46737
Frederick Michael D & Carol A Frederick	105 Lakeside Ct	Fremont, IN 46737
Clear Lake Township Land Conservancy Inc	111 Gecowets Dr	FREMONT, IN 46737
Larson Elias	11243 Abbey Rd	MOKENA, IL 60448
Kane Kevin S & Angela R H/W	1180 E 100 N	ANGOLA, IN 46703
Clear Lake Cottage LLC	12541 Blosser Rd	SHERWOOD, OH 43556
Krill Bruce C	19400 Cromwell Apt 106	FORT MYERS, FL 33912
Larimer Michael S & Sandra K Larimer	309 Elmwood Rd	BAY VILLAGE, OH 44140
Board of Commissioners of Steuben County	317 S Wayne St, Ste 2-J	ANGOLA, IN 46703
Klopfenstein Robert V & Michelle A H/W	415 Schatzer Ct	BRYAN, OH 43506
Clear Lake Township Land Conservancy Inc	5950 Gecowets Dr Clear Lake	FREMONT, IN 46737
Dammeier Roger & Susan Elizabeth H/W	624 East Clear Lake Dr	FREMONT, IN 46737
McCue Mary E Trustee of the Mary E McCue Trust dtd 8-20-19	6246 Crittenden Dr	CINCINNATI, OH 45244
Miller M Douglas & Patricia L H/W	628 East Clear Lake Dr	FREMONT, IN 46737
Clear Lake General Store Inc	630 East Clear Lake Dr	Fremont, IN 46737
Beatty Enterprises LLC	654 E Clear Lake Dr	FREMONT, IN 46737
Parkison Andrew J Rev Trust dtd 9-2-21	6604 N Morrison Rd	MUNCIE, IN 47304
Hahn Brian N	701 W High St	DEFIANCE, OH 43512
Laskarin Nicholas	7544 Madison Ave	HAMMOND, IN 46324
Haller Michael J und 1/2 Int & Anthony Jay Raimonde Trt Anthony Jay Raimonde Tr Sept 3 1997 und 1/2 int JT/RS	8538 Hosta Ln	MONCLOVA, OH 43542
Strasser George A & Jacquelyn K H/W	924 S Clear Lake Dr	FREMONT, IN 46737
Phillips Negley George & Sherry L	P O Box 186	NEY, OH 43549
Miller Bradley A	PO Box 10270	FORT WAYNE, IN 46851
Schwab Randall L & Jeffrey S Schwab w/Contract Interest By Daniel D Hall 1/2 Int	Q 786 Co Rd 16	NAPOLEON, OH 43545
Adjacent properties are highlighted in pink		



Feed Back – Rezoning 2023-01, Krill










		Support	Oppose
Total	63	1	62
		<i>% of Total</i>	<i>Comments</i>
Undesirable Viewshed	15	23.8	13
8 of the comments addressed the concern of overcrowding and 2 nd tier and feel that this does not follow the comprehensive plan.			
Harmful to Natural Resources	28	44.4	14
5 of the comments expressed concerns that the increase in population and structures would affect the surrounding natural resources			
Undue Strain on infrastructure	35	55.6	15
6 of the comments addressed that approval would create more traffic, sewage, and electricity use.			
Risk to Personal Safety	26	41.3	13
5 of the comments cite that there is a concern for the public beach users related to their safety			
Undesirable Development Density	55	87.3	27
11 of the comments expressed that they did not want to see more development and would affect property values			
Undue Strain on Enforcement	18	28.6	4
Undesirable Aesthetic Appeal	30	47.6	9
3 of the comments were about wanting to see the continuation of the small-town appeal and this is unwanted density.			
Increased Population	51	81.0	21
12 of the comments feel that the community is overcrowded as it is.			

Future Land Use Map



Master Plan Use

Class

-  Agriculture
-  Conservation
-  Low Density Residential
-  Medium Density Residential
-  Lake Residential
-  Lake Accessory
-  Low Intensity Non-Residential
-  Corporate_Limits
-  Lakes

Zoning Matrix

Neighborhood Commercial (NC) District
Current Use
<p>Permitted Uses</p> <p>Accessory Permitted Uses</p> <ul style="list-style-type: none"> •recreation-based accessory structure •support-based accessory structure <p>Commercial Permitted Uses</p> <ul style="list-style-type: none"> •bank machine/atm •club or lodge •coffee shop •ice cream shop •indoor storage •liquor store •office, general •pub •restaurant •retail (type 1), very low intensity •yacht club (with up to 40 racks and launch)
<p>Special Exception Uses</p> <p>Commercial Special Exception Uses</p> <ul style="list-style-type: none"> •retail (type 2), low intensity
<p>District Intent</p> <p>The NC (Neighborhood Commercial) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> •Neighborhood commercial uses •Low intensity <p>Application of NC District</p> <ul style="list-style-type: none"> •Existing and new development •Buffer and transitional zoning district •Small area zoning <p>Development Standards</p> <ul style="list-style-type: none"> •Require quality time, place, and manner of development standards to minimize impacts on adjacent residential properties while encouraging economic vitality •Minimize light, noise, water, and air pollution <p>Appropriate Adjacent Zoning Districts</p> <ul style="list-style-type: none"> •PR, AG, RE, SR, LA, MR, IS, NC, and MA <p>Plan Commission</p> <ul style="list-style-type: none"> •Use the NC District for existing developments and carefully for new commercial development <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> •Allow a special exception use only when it is compatible with surrounding areas •Be sensitive to aesthetics and the potential for light pollution, noise pollution, pedestrian safety, and vehicular safety

VS.

Single-Family Residential (SR) District
Proposed Use
<p>Permitted Uses</p> <p>Accessory Permitted Uses</p> <ul style="list-style-type: none"> •home business •recreation-based accessory structure •storage-based accessory structure <p>Residential Permitted Uses</p> <ul style="list-style-type: none"> •dwelling, single-family detached •fair housing facility (small)
<p>Special Exception Uses</p> <p>Accessory Special Exception Uses</p> <ul style="list-style-type: none"> •natural resources protection area
<p>District Intent</p> <p>The SR (Single-family Residential) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> •Single-family detached homes on medium-sized lots •Medium density <p>Application of SR District</p> <ul style="list-style-type: none"> •Existing and new development •Small to large area zoning <p>Development Standards</p> <ul style="list-style-type: none"> •Promote low-impact development <p>Appropriate Adjacent Zoning Districts</p> <ul style="list-style-type: none"> •CO, PR, AG, RE, SR, LR, LA, MR, IS, and NC <p>Plan Commission</p> <ul style="list-style-type: none"> •Use the SR District for existing developments and carefully for new residential development <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> •Allow a special exception use only when it is compatible with the surrounding residential areas

Zoning Matrix (PG 2)

Neighborhood Commercial (NC) District	Single-Family Residential (SR) District	
Current District	Proposed District	Current Calculations
<p>Minimum Lot Area •15,000 square feet</p> <p>Minimum Lot Width •100 feet</p> <p>Sewer and Water •Sanitary sewer required •Water utility required where available</p> <p>Minimum Front Yard Setback 20 feet for primary structure •30 feet for accessory structure</p> <p>Minimum Side Yard Setback •15 feet for primary and accessory structures</p> <p>Minimum Rear Yard Setback •20 feet for primary and accessory structures</p> <p>Minimum Lake Yard Setback •50 feet for primary and accessory structures</p> <p>Maximum Structure Coverage 35% of lot area</p> <p>Minimum Main Floor Area •1,000 square feet</p> <p>Maximum Main Floor Area •4,000 square feet</p> <p>Maximum Primary Structures •1 per lot</p>	<p>Minimum Lot Area •12,000 square feet</p> <p>Minimum Lot Width •70 feet</p> <p>Sewer and Water •Sanitary sewer required •Water utility required where available</p> <p>Minimum Front Yard Setback •30 feet for primary and accessory structures</p> <p>Minimum Side Yard Setback •10 feet for primary and accessory structures</p> <p>Minimum Rear Yard Setback •30 feet for primary •20 feet for accessory structures</p> <p>Maximum Lot Coverage •40% of lot area</p> <p>Maximum Structure Coverage •35% of lot area</p> <p>Minimum Main Floor Area •800 square feet</p> <p>Minimum Dwelling Unit Size •1,200 square feet</p> <p>Maximum Primary Structures •1 per lot</p>	<p>Current Lot Area • 3480 Square Feet</p> <p>Current Lot Width • 40 Feet (if combined)</p> <p>Sewer and Water • not present</p> <p>Current lot coverage •0 %</p> <p>Current Structure Coverage •0 %</p> <p>Current Primary Structures • None</p>

8.05 Legal Nonconforming Lots

The following provisions apply to legal nonconforming lots:

A. **Legal Nonconforming Lot Provisions:** A legal nonconforming lot shall be permitted to be developed as long as the desired structure(s) and use(s) meets the current Unified Development Ordinance

- Coverage
 - o Building Coverage 35% - 1218 Square Feet Max
 - o Lot Coverage 40% - 1392 Square Feet Max
- Buildable area = **540 SF +/- if setbacks are met**

Combining 2 lots – NC District is not permitted to use the administrative subdivision process; a rezoning would be required to move forward with an administrative subdivision.

Combining 3 Lots – After research, it was determined that if lots are to be combined between more than one lot of different subdivisions need to utilize the replat process to combine Lots in separate subdivisions. Then if that is completed the applicant would be able to utilize the administrative subdivision process to combine the lots.

Based on the above items that were brought up before the PC at the 8.1.2023 Meeting, the applicant would need to request several variances to meet the minimum UDO Standards.

Applicable Comprehensive Plan Policies and Objectives

Policy 2.2 Discourage new residential developments, particularly those with direct access to the lake, and prohibit new or existing channel development.

Policy 3.1 Prohibit the creation of new commercial development districts and encourage the redevelopment of existing commercial areas in Clear Lake.

Policy 7.1 Ensure the Town's land use regulations, actions, and related plans are consistent with the policies and objectives contained in this *2013 Update to the Comprehensive Plan*.

Policy 7.4 Prohibit any development that may endanger, obstruct, harm, or otherwise negatively impact the residential quality of the Town.

Objective 7.4.1: Preserve and enhance the residential quality of the Town.

Motion from Postponement

Question: Is it a correct assumption that you plan to perform an administrative subdivision to combine the two lots into one and develop it consistent with the Zoning District's permitted uses?

The two lots that I own are commercially zoned and basically worthless. I would like to combine them into one lot as a single.

Question: What permitted use within the Single Family Residential (SR) district are you planning to use that the Neighborhood Commercial (NC) district does not offer?

Question: What specific development do you intend to carry out?

My intent is to build a garage with probably some more living space. After thinking it over, that would be adequate for my children. In doing this, I would like to combine all three lots. I know there is a process for this.

Question: Will this planned development require approval of any additional UDO Section 2 or 5 development standard variances (common examples include but not limited to: Setback, parking, stormwater management, etc.)?

I don't think there will be any needed for this new build.

Question: What Town assets and/or services will this development require?

I'm sure that I would like to have water and sewer in this garage so I would need that from the towns assets.

Question: Will you require a specific address/s for this development?

There would not be a new address as it would be connected to my current residence.

Question: Do you plan to perform any type of home business activity?

There will be no home business conducted from this new build. The only use would be for parking cars and possibly a little bit more living area.

Question: Would you be willing to update your application with the details from today's hearing and resubmit it for consideration at our next meeting?

General Information
Parcel Number
 76-01-29-110-203.000-002
Local Parcel Number
 012911020300032
Tax ID:

Routing Number
 - - -

Ownership
 KRILL BRUCE C
 11480 DOGWOOD LN
 FORT MYERS BEACH, FL 33931

Legal
 E BAY PARK TERRACE E SE PT LOT 45

Transfer of Ownership								
Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I		
02/10/2016	KRILL BRUCE C	1602-0254	Wa	1602/0254	\$19,000	I		
11/20/2000	CULBERTSON WILLI		WD	0011/0413	\$0	I		
08/02/1995	ZIMMERMAN ELNOR	0	WD	950/8070	\$0	I		
11/03/1978	PETRAS ELNORA	0	WD	/	\$0	I		
01/01/1900	PETRAS NICHOLAS		WD	/	\$0	I		

Notes

Property Class 500
 Vacant - Platted Lot



Res

Valuation Records (Work In Progress values are not certified values and are subject to change)

Year: 2023
Location Information
County
 Steuben
Township
 CLEAR LAKE TOWNSHIP
District 002 (Local 32)
 CLEAR LAKE TOWN
School Corp 7605
 FREMONT COMMUNITY
Neighborhood 325041-018-5
 ARCADIA BEACH
Section/Plat
 29-110
Location Address (1)
 LAKESIDE CT CLEAR LK
 FREMONT, IN 46737

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
04/12/2023	As Of Date	04/13/2023	04/12/2022	04/14/2021	04/13/2020	04/15/2019
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$21,700	Land	\$21,700	\$18,700	\$16,200	\$15,300	\$10,000
\$21,700	Land Res (1)	\$21,700	\$18,700	\$16,200	\$15,300	\$10,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$21,700	Total	\$21,700	\$18,700	\$16,200	\$15,300	\$10,000
\$21,700	Total Res (1)	\$21,700	\$18,700	\$16,200	\$15,300	\$10,000
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 40' X 100', CI 40' X 100')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		2	10x87	0.95	\$2,280	\$2,166	\$21,660	0%	100%	1.0000	\$21,660

Zoning
 JC
Subdivision

Lot

Market Model
 Clear Lake Residential

Characteristics
Topography Level
Flood Hazard
Public Utilities ERA
 Electricity
Streets or Roads TIF
 Paved
Neighborhood Life Cycle Stage Other
 Printed Thursday, April 13, 2023
 Review Group 2023

Data Source N/A Collector 11/03/2022 Jessica Appraiser TMK

Land Computations

Calculated Acreage	0.02
Actual Frontage	2
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.04
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.04
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$21,700
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$21,700

General Information

Parcel Number 76-01-29-110-204.000-002
Local Parcel Number 012911020400032
Tax ID:

Ownership

KRILL BRUCE C
11480 DOGWOOD LN
FORT MYERS BEACH, FL 33931

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 02/10/2016 to 01/01/1900.

Notes

Routing Number

Property Class 500
Vacant - Platted Lot

Year: 2023

Location Information

County Steuben
Township CLEAR LAKE TOWNSHIP
District 002 (Local 32) CLEAR LAKE TOWN
School Corp 7605 FREMONT COMMUNITY
Neighborhood 325041-018-5 ARCADIA BEACH
Section/Plat 29-110
Location Address (1) LAKESIDE CT CLEAR LK
FREMONT, IN 46737



Res

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Assessment Year (2023, 2022, 2021, 2020, 2019), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes monetary values for various categories.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 40' X 100', CI 40' X 100')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res % Elig, Market Factor, Value. Row shows values for F, F, 38, 25x87, 0.95, \$2,280, \$2,166, \$54,150, 0%, 100%, 1.0000, \$54,150.

Zoning

Subdivision

Lot

Market Model

Clear Lake Residential

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Electricity
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage

Other
Printed Thursday, April 13, 2023

Review Group 2023

Data Source N/A

Collector 11/03/2022 Jessica

Appraiser

TMK

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.05), Actual Frontage (38), Developer Discount, Parcel Acreage (0.06), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.06), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$54,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$54,200).

ORDINANCE 2023-20

**AN ORDINANCE
AMENDING THE CLEAR LAKE UNIFIED DEVELOPMENT ORDINANCE**

WHEREAS, on September 1, 2009, the Unified Development Ordinance officially replaced all previous zoning and subdivision control ordinances.

WHEREAS, the Unified Development Ordinance has been amended on several occasions since its adoption.

WHEREAS, on November 6, 2023, the Clear Lake Plan Commission held a hearing addressing a portion of the text of the amended Unified Development Ordinance that required further amendment; and,

WHEREAS, on November 6, 2023, the Clear Lake Plan Commission, after proper notice and hearing, certified to the Town Council of the Town of Clear Lake, Indiana, certain text amendments to the Unified Development Ordinance, which are more specifically described and attached hereto as Exhibit A,

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Clear Lake, Indiana,

THAT, the text changes to the Unified Development Ordinance which are attached hereto as Exhibit A, are hereby adopted, and incorporated into the Unified Development Ordinance by the Town Council of the Town of Clear Lake, Indiana;

THAT, this Ordinance shall be in full force and effect on January 1, 2024.

PASSED AND ADOPTED by the Town Council of the Town of Clear Lake, Indiana, this 21st day of November 2023.

Bert Elliott
Board Member

Dan Rippe
Board Member

Brent Schlosser
Board Member

Molly Weber
Board Member

George Schenkel
Board Member

Attest:

Nathan Striker
Clerk-Treasurer

Unified Development Ordinance (UDO) Proposed Text Amendment

Sponsor By: George Schenkel

UDO Change Log Number: 2023-01

Date: May 2, 2023

Revised May 4, 2023

Change Status: TC Consideration

- I. UDO Article Description: Definition: Accessory Structure, Occupiable & Guest Quarters
- UDO Article #: 11.02, Defined Words
- UDO Page #: 11-03, 11-16
- Change Category: Amendment
- Comp Plan Objectives: Policy 2.2, Objective 2.2.1 and 2.2.2; Policy 7.4, Objective 7.4.1; and "Lake Accessory" classification per Comprehensive Plan (page 50)

II. Description of Change:

Remove references to Guest Quarters in Accessory Structures to clarify the permitted use of Occupiable Accessory Structure & amend and establish regulation of Guest Quarters in all districts.

III. Basis for Change:

Remove contradiction, add clarity, attain uniformity of language, and support the Comprehensive Plan consistent with UDO Change 2022-02.

IV. Change Language (From, To):

From:

Accessory Structure, Occupiable: An accessory structure used as a habitable space that is clearly complementary and incidental to a primary structure's use (e.g. recreation room, artist studio, woodworking shop or guest quarters). An occupiable accessory structure shall not include residential units, studio apartments, and businesses. An occupiable accessory structure may be combined with a storage-based accessory structure. (PG 11-03)

Guest Quarters: An accessory structure used for overnight guests (e.g., sleeping room) including a full bathroom, and climate control for cold seasons, but not including a kitchen. Guest quarters are not rental units or boarding houses. (PG 11-16)

To:

Accessory Structure, Occupiable: An accessory structure used as a non-habitable space that is clearly complementary and incidental to a primary structure's use (e.g. recreation room, artist studio, or woodworking shop or ~~guest quarters~~). An occupiable accessory structure shall not include residential units, guest quarters, studio apartments, and businesses. An occupiable accessory structure may be combined with a storage-based accessory structure. (PG 11-03)

Guest Quarters: An accessory structure used for overnight guests (e.g., sleeping room) ~~including a full bathroom, and climate control for cold seasons, but not including a kitchen. Guest quarters are not rental units or boarding houses.~~ is not permitted in any district and for any length of time. (PG 11-16)

Unified Development Ordinance (UDO) Proposed Text Amendment

V. Summary of Public Comment:

Feedback Forms: 62 Support / 0 Opposed
Public Meeting Feedback: See PC Minutes dated 11-6-2023

VI. Plan Commission Recommendation:

Favorable Recommendation

Prepared By: Robert Hawley

Date Codified

Summary / Review

5-2-2023	<u>Introduced to PC. Tabled for Additional Review</u>
5-4-2023	<u>Addition of Definition – Guest Quarters and non-habitable to Accessory Structure, Occupiable</u>
8-1-2023	<u>Approved changes to the amendment, Recommended for Public Hearing on 11-6-2023</u>
11-6-2023	<u>Held public Hearing, no changes recommended to the TC for consideration</u>

CERTIFICATION OF TEXT AMENDMENTS TO UNIFIED DEVELOPMENT ORDINANCE

On November 6, 2023, the Town of Clear Lake Plan Commission met in a regularly- scheduled meeting, discussed proposed text amendments to the Unified Development Ordinance, and held a Public Hearing on proposed text amendments to the Unified Development Ordinance. The proposed text amendments are attached hereto as Exhibit A.

The text amendments attached hereto as Exhibit A are hereby certified with a favorable recommendation for adoption on this 6th day of November, 2023 by the Town of Clear Lake Plan Commission.

WB Hanna

Bill Hanna, Plan Commission President

Nov 6, 2023

Date

Robert Hawley

Robert Hawley, Zoning Administrator

11-6-2023

Date

APPLICATION FOR NEW SEWER CONNECTION

Town of Clear Lake 111 Gecowets Drive, Clear Lake, Fremont IN 46737

Office: (260) 495-9158

APPLICANT INFORMATION

Name Star Homes Inc E-mail justin@starhomesinc.comAddress 5909 Wheelock Rd - Ft Wayne, IN 46835Phone 260-755-5999 260-413-9617
preferred other

PROPERTY INFORMATION

Address Mc Louth Plat 1st Addition, Lot 2Parcel ID 760119310263000002Legal Description see attached deed
(Attach if necessary)Property Owner Star Homes IncAnticipated Date of Connection April 2024

CONNECTION INFORMATION

Type Residential (Single Dwelling Unit) Commercial & Non-ResidentialCommercial & Non-Residential Description Submit design summary

SIGNATURE

In making this Application, I certify that I am the property owner or their duly authorized representative and that the proposed system will be constructed and maintained in accordance with the ordinances, rules, and regulations of the Town of Clear Lake Wastewater Utility and all applicable County, State, and Federal Regulations. I have also attached all required supplemental data to this application as required by the Town.

Justin D. Darr
Applicant's SignatureNov 3, '23
Date

FOR OFFICE USE ONLY

Town Council
Approval _____

Town Council President

Date _____

Application Fee Paid _____
Clerk Treasurer *Date*

Tap Fee Paid _____
Clerk Treasurer *Date*

Inspection Fee Paid _____
Clerk Treasurer *Date*

Segment/Street _____
Easement _____
Document Number _____

Station _____

COMMENTS

APPLICATION FOR NEW SEWER CONNECTION

Town of Clear Lake 111 Gecowets Drive, Clear Lake, Fremont IN 46737

Office: (260) 495-9158

APPLICANT INFORMATION

Name Star Homes Inc E-mail justin@starhomesinc.com

Address 5909 Wheelock Rd - Ft Wayne, IN 46835

Phone 260-755-5999 260-413-9617
preferred other

PROPERTY INFORMATION

Address McLouth Plat Ist Addition, Lot 1

Parcel ID 760119310264000002

Legal Description *(Attach if necessary)* see attached deed

Property Owner Star Homes Inc

Anticipated Date of Connection April 2024

CONNECTION INFORMATION

Type Residential (Single Dwelling Unit) Commercial & Non-Residential

Commercial & Non-Residential Description Submit design summary

SIGNATURE

In making this Application, I certify that I am the property owner or their duly authorized representative and that the proposed system will be constructed and maintained in accordance with the ordinances, rules, and regulations of the Town of Clear Lake Wastewater Utility and all applicable County, State, and Federal Regulations. I have also attached all required supplemental data to this application as required by the Town.

Justin D. Dyer
Applicant's Signature

Nov 3, '23
Date

FOR OFFICE USE ONLY

Town Council
Approval _____

Town Council President

Date _____

Application Fee Paid _____

Clerk Treasurer

Date

Tap Fee Paid _____

Clerk Treasurer

Date

Inspection Fee Paid _____

Clerk Treasurer

Date

Segment/Street _____

Station _____

Easement _____

Document Number _____

COMMENTS

GRANT OF SANITARY SEWER EASEMENT

This INDENTURE made by and between Star Homes Inc, an Indiana corporation, (the "Grantor") and the Town of Clear Lake, an Indiana Municipal Corporation, (the "Grantee" or "Town").

1. Grant of Easement. Grantor hereby grants and conveys to Grantee, its successors and assigns, a perpetual exclusive easement for a sanitary sewer and related improvements legally described as follows: (hereinafter referred to as "Easement Area"). The Easement Area is depicted on Exhibit "A" which is attached hereto, and made a part hereof. However, any temporary easement which may be included within the Easement Area shall terminate one (1) year after completion of the construction contemplated herein.
2. Use of Easement: Encumbrances. This easement may be used by Grantee only for the purpose of constructing, installing, operating, controlling, maintaining, repairing, reconstructing and removing a sanitary sewer and related improvements ("Facilities") all within the Easement Area.
3. Grantor's Use of Easement Area. Grantor, its successors and assigns, reserve the right to use the Easement Area for any other purpose which would not unreasonably interfere with the uses permitted to Grantee herein, provided that no buildings or permanent structures shall be constructed within the Easement Area, nor shall any other use, including landscaping, be permitted which conflicts with the Town's sewer ordinance or specifications.
4. Construction. Grantor shall not be responsible for the design, construction and/or installation of the Facilities within the Easement Area; however, Grantor shall be responsible for any sewer lateral between the building and the grinder station.
5. Maintenance of Facilities. So long as Grantor or Grantors agents have not damaged the Facilities, and the Facilities remain in place, Grantee agrees to maintain, repair, reconstruct and/or remove the Facilities at its sole cost and expense. This paragraph shall not be construed to relieve Grantor from potential expenses and fees defined in the wastewater ordinance.
6. Manner of Work: Restoration. Grantee shall perform any installation, maintenance, repair, reconstruction or removal of, or other work upon, the Facilities in an expeditious and workmanlike manner so as to minimize interference with the use of the Easement Area and the conduct of business thereon by Grantor, its successors and assigns.
7. Binding Effect. The easement granted herein, and the rights and obligations set forth herein, shall run with the land, and shall be binding upon and inure to the benefit of Grantor, Grantee, and their respective successors and assigns.
8. Title. Grantor represents, warrants, covenants, and agrees that: (a) Grantor is the legal owner of Easement Area and has the right to enter into this easement; (b) this easement does not violate or interfere with, and Grantor shall timely pay and perform all of its obligations under, any and all covenants, easements, restrictions, rights-of-way, taxes and assessments, encumbrances or any other matters affecting the Easement Area; (c) no such covenants, easements, restrictions, rights-of-way, encumbrances or any other matters unreasonably interfere with the uses permitted to the Grantee herein; and, (d) Grantee shall have quiet and peaceful use, enjoyment, and possession of this easement.

IN WITNESS WHEREOF, the Grantor and Grantee have executed this indenture this 2ND day of November, 2023.

GRANTOR

GRANTEE:

Justin Daxsee (Justin Daxsee)
vice president of Star Homes Inc.

TOWN OF CLEAR LAKE, INDIANA

By: _____
Town Council President

STATE OF INDIANA, COUNTY OF STEUBEN, SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 2 day of November, 2023, personally appeared Justin Daxsee, who acknowledged the execution of the foregoing instrument to be voluntary act and deed.

Witness my hand and Notarial Seal this 2 day of November, 2023.

Allen
County of Residence
10-20-30
My Commission Expires

Amy M Schmucker
Signature
Amy M Schmucker
Printed Name



STATE OF INDIANA, COUNTY OF STEUBEN, SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Darin Thorp, Clear Lake Town Council President, who acknowledged the execution of the foregoing to be his voluntary act and deed, for the uses and purposes herein mentioned for and on behalf of the Town.

Witness my hand and Notarial Seal this _____ day of _____, 2023.

County of Residence

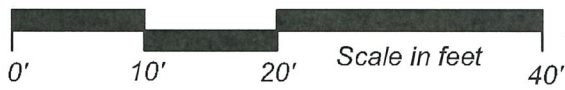
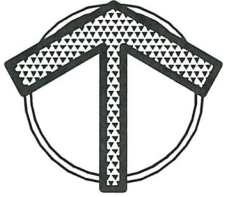
Commission Expiration Date

Signature

Printed Name

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. David K. Hawk

Reference Document: Document Number _____ in the Office of the Recorder of Steuben County, IN.
Prepared By: David K. Hawk, Attorney No. 7591-02, 116 E. Berry St., Suite 302, Fort Wayne, IN 46802.
Mail To: Hawk Haynie Kammeyer & Smith, LLP, 116 E. Berry St., Suite 302, Fort Wayne, IN 46802



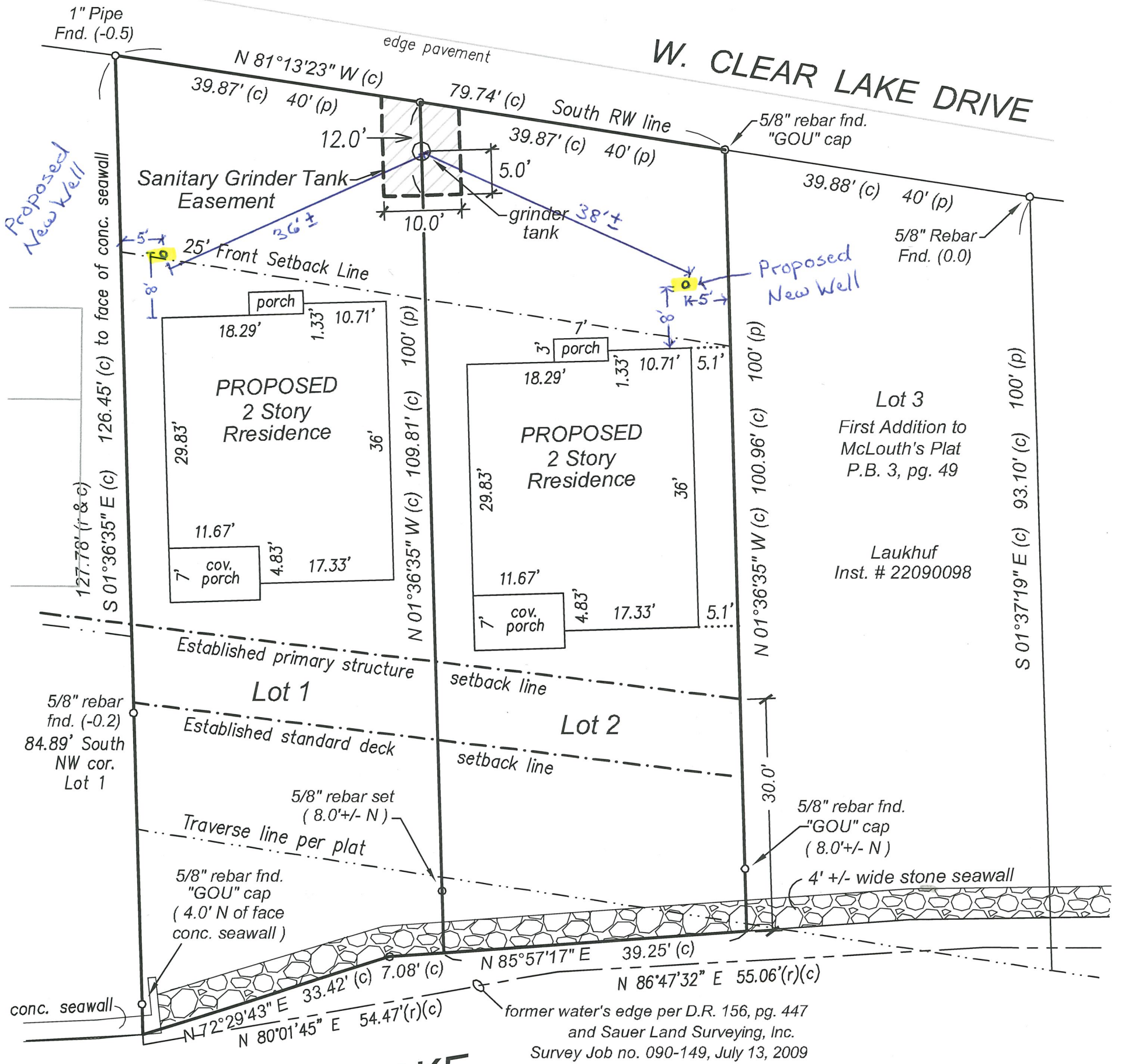
SANITARY GRINDER TANK EASEMENT

Lot 1 and Lot 2 - First Addition to McLouth's Plat
West Clear Lake Drive, Fremont, IN 46737

LEGAL DESCRIPTION

SCALE: 1" = 20'

A 10.0 feet wide easement, 5.0 feet on either side of the following described centerline:
Beginning at the Northeast corner of Lot 1 in the First Addition to McLouth's Plat; thence South on the East line of said Lot 1 and the West line of Lot 2 a distance of 12.0 feet to the terminus, said easement to run from the South Right-of-Way of W. Clear Lake Drive, 5.0 feet South of said grinder tank.



CLEAR LAKE

LEGEND

- (m) MEASURED
- (r) RECORDED
- (c) CALCULATED
- (p) PLATTED



GOULOFF - JORDAN
SURVEYING AND DESIGN, INC.

1133 BROADWAY FORT WAYNE, IN 46802
PH (260) 424-5362 FAX (260) 424-4916

For the exclusive use of: Star Homes

Date: October 31, 2023

Job No.: 20220090 ESMT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE

22120007 DEED \$25.00
12/01/2022 11:26:48A 3 PGS
Linda S Myers
Steuben County Recorder IN
Recorded as Presented

Fidelity National
Title Company LLC
732201539

DEC -1 2022

Kim Myers
AUDITOR STEUBEN COUNTY



WARRANTY DEED

THIS INDENTURE WITNESSETH, that ANTHONY GERICKE and TRACEY GERICKE, husband and wife, each being over the age of eighteen (18) years ("Grantor"), of Fulton County, in the State of Ohio, CONVEY AND WARRANT to STAR HOMES BY DELAGRANGE & RICHHART, INC., an Indiana corporation ("Grantee"), in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Steuben County, in the State of Indiana:

See Exhibit "A" attached hereto and made a part hereof.

Property Address: W Clear Lake Drive, Fremont, IN 46737

Parcel Numbers: 76-01-19-310-264.000-002 (Parcel 1);
76-01-19-310-263.000-002 (Parcel 2); and
76-01-19-240-106.000-002 (Parcel 3)

Subject to all current real estate taxes and assessments due and payable.

Subject to all conditions, easements (visible and of record), restrictions and limitations of record, as well as all applicable zoning ordinances.

Dated this 17th day of November, 2022.

Anthony Gericke
ANTHONY GERICKE

Tracey Gericke
TRACEY GERICKE

STATE OF INDIANA)
) *Ohio*) §§:
COUNTY OF ~~ALLEN~~)
) *Fulton*

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared ANTHONY GERICKE and TRACEY GERICKE, and acknowledged the execution of the foregoing deed.

Witness my hand and Notarial Seal, I have hereunto subscribed my name and affixed my official seal this 17th day of November, 2022.

My Commission Expires:
10/22/26
Commission No.: _____

Linda L. Warnke

Notary Public
Printed: *Linda L. Warnke*
Resident of Fulton County, ~~IN~~ OH.



Linda L. Warnke
Notary Public State of Ohio
Lucas County
My Commission Expires
October 22, 2026

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Dennis D. Sutton

This Instrument Prepared by: Dennis D. Sutton, Attorney at Law

Mailing address of Grantee is: *PO Box 5909, Fort Wayne, IN 46835*
Mailing address for tax statements
under I.C. 6-1.1-22-8.1 is: *PO Box 5909, Fort Wayne, IN 46835*

EXHIBIT "A"

PARCEL 1:

LOT NUMBER 1 IN THE FIRST ADDITION OF M'CLOUTH'S PLAT, AS PER PLAT THEREOF, RECORDED MAY 1, 1946 IN PLAT BOOK 3, PAGE 49, IN THE OFFICE OF THE RECORDER OF STEUBEN COUNTY, INDIANA.

PARCEL 2:

LOT NUMBER 2 IN THE FIRST ADDITION OF M'CLOUTH'S PLAT, AS PER PLAT THEREOF, RECORDED MAY 1, 1946 IN PLAT BOOK 3, PAGE 49, IN THE OFFICE OF THE RECORDER OF STEUBEN COUNTY, INDIANA.

PARCEL 3:

A PART OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 15 EAST, STEUBEN COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 19, BEING MARKED BY A SURVEY NAIL; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST (DEED BEARING AND BASIS OF ALL BEARING IN THIS DESCRIPTION), ON AND ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, BEING WITHIN THE RIGHT-OF-WAY OF NORTH COUNTY ROAD 700 EAST, A DISTANCE OF 1324.21 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE SOUTH 86 DEGREES 30 MINUTES 18 SECONDS EAST, ON AND ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 19; BEING WITHIN THE RIGHT-OF-WAY OF EAST COUNTY ROAD 675 NORTH, A DISTANCE OF 1313.26 FEET TO A RAILROAD SPIKE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE SOUTH 01 DEGREES 24 MINUTES 25 SECONDS EAST, ON AND ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 250.00 FEET TO A #5 REBAR AT A WESTERLY CORNER OF A 30.34 ACRE BASE TRACT OF REAL ESTATE DESCRIBED IN A DEED TO STRONG DEVELOPMENT CORPORATION IN DEED RECORD 156, PAGE 447 IN THE OFFICE OF THE RECORDER OF STEUBEN COUNTY, INDIANA; THENCE SOUTH 01 DEGREES 25 MINUTES 51 SECONDS EAST, CONTINUING ON AND ALONG SAID WEST LINE AND A WEST LINE OF SAID BASE TRACT, A DISTANCE OF 711.81 FEET TO A #5 REBAR AT THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 25 MINUTES 51 SECONDS EAST, CONTINUING ON AND ALONG SAID WEST LINES, A DISTANCE OF 80.00 FEET TO A 0.75 INCH PIPE AT THE NORTHWEST CORNER OF A 0.09 ACRE TRACT OF REAL ESTATE DESCRIBED IN A DEED TO CHRISTOPHER FOLLAND AND JILL ANN FOLLAND IN DOCUMENT NUMBER 02120680 IN THE OFFICE OF THE RECORDER; THENCE SOUTH 81 DEGREES 10 MINUTES 28 SECONDS EAST, ON AND ALONG THE NORTH LINE OF SAID 0.09 ACRE TRACT, A DISTANCE OF 50.00 FEET TO A 0.75 INCH PIPE AT THE NORTHEAST CORNER THEREOF, THENCE SOUTH 01 DEGREES 25 MINUTES 51 SECONDS EAST, ON AND ALONG THE EAST LINE OF SAID 0.09 ACRE TRACT, A DISTANCE OF 80.00 FEET TO A 0.75 INCH PIPE AT THE SOUTHEAST CORNER THEREOF, BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LAKE DRIVE; THENCE SOUTH 82 DEGREES 22 MINUTES 40 SECONDS EAST (SOUTH 81 DEGREES 10 MINUTES 28 SECONDS EAST RECORDED), ON AND ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 73.94 FEET TO A 5/8 INCH REBAR CAPPED "GOU"; THENCE NORTH 01 DEGREES 43 MINUTES 19 SECONDS WEST, A DISTANCE OF 158.70 FEET TO A 5/8 INCH REBAR CAPPED "GOU"; THENCE NORTH 81 DEGREES 10 MINUTES 28 SECONDS WEST, A DISTANCE OF 123.70 FEET TO THE POINT OF BEGINNING, CONTAINING 0.356 ACRES, MORE OR LESS.

22120007 DEED \$25.00
12/01/2022 11:26:48A 3 PGS
Linda S Myers
Steuben County Recorder IN
Recorded as Presented



Installed by the TOWN OF CLEAR LAKE-2019

Appropriation Report

Date: 11/20/2023 12:45:32 PM

All Appropriations

APPRACCOUNTS.FRX

Check Date From 10/01/2023 Thru 10/31/2023

Grouped By Fund Number

Ordered By Appropriation

APPROP	TITLE	FORWARDED	CURRENT	TRANSFRD	ADDL/ADJ	ENCUM	EXP-MTD	EXP-YTD	LIQ NOT EXP FWD	UNENCUM BAL	UNEXPEND BAL	% LEFT
**Fund Number 1101												
1101001111.100	GEN - TOWN COUNCIL	0.00	26877.00	0.00	0.00	0.00	0.00	14346.75	0.00	12530.25	12530.25	46.62%
1101001111.200	GEN - CLERK-TREASURER	0.00	18742.00	0.00	18741.00	0.00	2883.26	31715.86	0.00	5767.14	5767.14	15.39%
1101001111.210	GEN - CLERK DEPUTY	0.00	0.00	0.00	12447.00	0.00	0.00	0.00	0.00	12447.00	12447.00	100.00%
1101001111.220	GEN - BILLING	0.00	12500.00	0.00	1913.00	0.00	972.80	11108.40	0.00	3304.60	3304.60	22.93%
1101001111.230	GEN - TEMPORARY	0.00	7000.00	0.00	-7000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
1101001111.240	GEN - ZONING ADMIN	0.00	52000.00	0.00	-4000.00	0.00	4369.24	40061.64	0.00	7938.36	7938.36	16.54%
1101001111.400	GEN - TOWN MARSHALS	0.00	70000.00	0.00	10000.00	0.00	4780.95	55531.16	0.00	24468.84	24468.84	30.59%
1101001120.000	GEN - SOC/MEDICARE	0.00	15000.00	0.00	4000.00	0.00	995.01	11686.67	0.00	7313.33	7313.33	38.49%
1101001133.000	GEN - PERF TOWN EXPENSE	0.00	5400.00	0.00	3000.00	0.00	831.65	9031.54	0.00	-631.54	-631.54	-7.52%
1101001134.000	GEN - UNEMPLOYMENT INS	0.00	800.00	0.00	0.00	0.00	56.84	350.65	0.00	449.35	449.35	56.17%
1101001135.000	GEN - EMPLOYEE HEALTH INS	0.00	33000.00	0.00	-21000.00	0.00	0.00	0.00	0.00	12000.00	12000.00	100.00%
1101001210.000	GEN - OFFICE SUPPLIES	0.00	2000.00	0.00	500.00	0.00	0.00	2299.96	0.00	200.04	200.04	8.00%
1101001211.000	GEN - OPERATING SUPPLIES	0.00	2000.00	0.00	0.00	0.00	0.00	1297.81	0.00	702.19	702.19	35.11%
1101001222.010	GEN - FUEL, TIRES, SUPPLIES	0.00	3400.00	0.00	2600.00	0.00	295.66	3175.54	0.00	2824.46	2824.46	47.07%
1101001322.000	GEN - POSTAGE	0.00	400.00	0.00	400.00	0.00	0.00	176.91	0.00	623.09	623.09	77.89%
1101001323.000	GEN - MEETINGS & TRAVEL	0.00	1500.00	0.00	2500.00	0.00	218.40	480.79	0.00	3519.21	3519.21	87.98%
1101001324.000	GEN - TELEPHONE & ONLINE	0.00	4800.00	0.00	1500.00	0.00	611.36	4688.69	0.00	1611.31	1611.31	25.58%
1101001332.000	GEN - LEGAL NOTICES	0.00	600.00	0.00	600.00	0.00	0.00	719.53	0.00	480.47	480.47	40.04%
1101001342.000	GEN - INSURANCE	0.00	59000.00	0.00	5000.00	0.00	0.00	27560.00	0.00	36440.00	36440.00	56.94%
1101001351.000	GEN - ELECTRIC	0.00	30000.00	0.00	4000.00	0.00	1730.23	19651.84	0.00	14348.16	14348.16	42.20%
1101001353.000	GEN - HEAT	0.00	1800.00	0.00	1200.00	0.00	78.77	2143.56	0.00	856.44	856.44	28.55%
1101001355.000	GEN - SEWAGE	0.00	1200.00	0.00	200.00	0.00	0.00	381.76	0.00	1018.24	1018.24	72.73%
1101001359.000	GEN - GROUNDS MAINT	0.00	5500.00	0.00	0.00	0.00	143.99	571.51	0.00	4928.49	4928.49	89.61%
1101001361.000	GEN - BUILDING MAINT	0.00	7000.00	0.00	0.00	0.00	58.38	2912.95	0.00	4087.05	4087.05	58.39%
1101001362.000	GEN - EQUIPMENT REPAIRS	0.00	2000.00	0.00	2000.00	0.00	0.00	500.00	0.00	3500.00	3500.00	87.50%
1101001371.000	GEN - PIER RENTAL	0.00	600.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00	600.00	100.00%
1101001374.000	GEN - PLAN COMMISSION	0.00	3600.00	0.00	0.00	0.00	525.00	1725.00	0.00	1875.00	1875.00	52.08%
1101001375.000	GEN - BOARD OF ZONING	0.00	3000.00	0.00	0.00	0.00	950.00	2275.00	0.00	725.00	725.00	24.17%
1101001376.000	GEN - ATTORNEY FEES	0.00	35000.00	0.00	0.00	0.00	11349.50	84288.50	0.00	-49288.50	-49288.50	-140.82%
1101001383.000	GEN - OTHER PROF SERVICES	0.00	6000.00	0.00	6000.00	0.00	757.45	14305.56	0.00	-2305.56	-2305.56	-19.21%
1101001395.000	GEN - OTHER CHARGES	0.00	4000.00	0.00	2000.00	0.00	600.28	4183.70	0.00	1816.30	1816.30	30.27%
1101001398.000	GEN - MEMBERSHIPS/DUES	0.00	6600.00	0.00	400.00	0.00	135.22	5201.32	0.00	1798.68	1798.68	25.70%
1101001451.000	GEN - MACH/EQUIP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
1101001513.011	GEN - REGISTRATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
1101001513.012	GEN - CONFERENCES	0.00	0.00	0.00	0.00	0.00	0.00	400.00	0.00	-400.00	-400.00	0.00%

Appropriation Report

APPROP	TITLE	FORWARDED	CURRENT	TRANSFRD	ADDL/ADJ	ENCUM	EXP-MTD	EXP-YTD	LIQ NOT EXP FWD	UNENCUM BAL	UNEXPEND BAL	% LEFT
1101001520.000	GEN - TRANSFER OUT	0.00	0.00	0.00	0.00	0.00	0.00	143.87	0.00	-143.87	-143.87	0.00%
1101001541.000	GEN - INVESTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
1101001590.000	GEN - OTHER	0.00	0.00	0.00	0.00	0.00	70.00	11417.89	0.00	-11417.89	-11417.89	0.00%
SubTotal Fund Number 1101		0.00	421319.00	0.00	47001.00	0.00	32413.99	364334.36	0.00	103985.64	103985.64	22.20%
**Fund Number 2201												
2201001111.230	MVH - TEMPORARY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
2201001111.240	MVH - ZONING ADMIN	0.00	0.00	0.00	6000.00	0.00	887.84	3785.64	0.00	2214.36	2214.36	36.91%
2201001111.300	MVH - TOWN MANAGER	0.00	33104.00	0.00	2896.00	0.00	2497.25	27700.39	0.00	8299.61	8299.61	23.05%
2201001111.310	MVH - TOWN WORKER	0.00	19812.00	0.00	188.00	0.00	1224.00	7905.09	0.00	12094.91	12094.91	60.47%
2201001120.000	MVH - SOC/MEDICARE	0.00	6000.00	0.00	1000.00	0.00	344.34	3005.28	0.00	3994.72	3994.72	57.07%
2201001133.000	MVH - PERF TOWN EXPENSE	0.00	5800.00	0.00	200.00	0.00	504.17	4399.88	0.00	1600.12	1600.12	26.67%
2201001134.000	MVH - UNEMPLOYMENT INS	0.00	400.00	0.00	0.00	0.00	0.00	52.25	0.00	347.75	347.75	86.94%
2201001135.000	MVH - EMPLOYER'S	0.00	30000.00	0.00	-23400.00	0.00	0.00	0.00	0.00	6600.00	6600.00	100.00%
2201001222.012	MVH - FUEL AND TIRES	0.00	1500.00	0.00	2500.00	0.00	0.00	1582.02	0.00	2417.98	2417.98	60.45%
2201001231.015	MVH - SAND & SALT	0.00	2500.00	0.00	1000.00	0.00	0.00	1973.22	0.00	1526.78	1526.78	43.62%
2201001233.000	MVH - SMALL TOOLS / SUPPLIES	0.00	1250.00	0.00	150.00	0.00	0.00	1100.99	0.00	299.01	299.01	21.36%
2201001233.011	MVH - STREET MATERIALS	0.00	500.00	0.00	1000.00	0.00	472.04	472.04	0.00	1027.96	1027.96	68.53%
2201001233.015	MVH - STREET SIGNS	0.00	1500.00	0.00	1500.00	0.00	27.00	577.00	0.00	2423.00	2423.00	80.77%
2201001311.000	MVH - ATTORNEY FEES	0.00	0.00	0.00	15000.00	0.00	0.00	0.00	0.00	15000.00	15000.00	100.00%
2201001312.000	MVH - ENGINEER/SURVEY	0.00	20000.00	0.00	-18000.00	0.00	980.00	980.00	0.00	1020.00	1020.00	51.00%
2201001359.000	MVH - CATCH BASINS/DRAINS	0.00	7500.00	0.00	7500.00	0.00	0.00	3539.50	0.00	11460.50	11460.50	76.40%
2201001361.000	MVH - BUILDING MAINT	0.00	2000.00	0.00	8000.00	0.00	0.00	280.52	0.00	9719.48	9719.48	97.19%
2201001362.000	MVH - EQUIPMENT REPAIRS	0.00	2000.00	0.00	500.00	0.00	0.00	5163.93	0.00	-2663.93	-2663.93	-106.56%
2201001363.000	MVH - STREET REPAIR	0.00	0.00	0.00	60000.00	0.00	0.00	0.00	0.00	60000.00	60000.00	100.00%
2201001365.000	MVH - SNOW/TREE REMOVAL	0.00	3500.00	0.00	5000.00	0.00	0.00	0.00	0.00	8500.00	8500.00	100.00%
2201001395.000	MVH - OTHER CHARGES	0.00	525.00	0.00	275.00	0.00	0.00	582.11	0.00	217.89	217.89	27.24%
2201001451.000	MVH - MACHINERY AND	0.00	7500.00	0.00	0.00	0.00	0.00	906.67	0.00	6593.33	6593.33	87.91%
SubTotal Fund Number 2201		0.00	145391.00	0.00	71309.00	0.00	6936.64	64006.53	0.00	152693.47	152693.47	70.46%
**Fund Number 2202												
2202001363.000	LRS - STREET REPAIRS	0.00	5000.00	0.00	15000.00	0.00	0.00	7645.09	0.00	12354.91	12354.91	61.77%
SubTotal Fund Number 2202		0.00	5000.00	0.00	15000.00	0.00	0.00	7645.09	0.00	12354.91	12354.91	61.77%
**Fund Number 2203												
2203001233.000	LOIT - Do Not Use	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
2203001363.000	MVH - RESTRICTED - STREET	0.00	20000.00	0.00	-20000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
SubTotal Fund Number 2203		0.00	20000.00	0.00	-20000.00	0.00	0.00	0.00	0.00	0.00	0.00	n/a
**Fund Number 2228												

Appropriation Report

APPROP	TITLE	FORWARDED	CURRENT	TRANSFRD	ADDL/ADJ	ENCUM	EXP-MTD	EXP-YTD	LIQ NOT EXP FWD	UNENCUM BAL	UNEXPEND BAL	% LEFT
**Fund Number 2304												
2304900221.015	SPECIA - MISCELLANEOUS -	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
SubTotal Fund Number 2304		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	n/a
**Fund Number 2400												
2400001111.000	CARES ACT FUND PAYROLL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
SubTotal Fund Number 2400		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	n/a
**Fund Number 2401												
2401001365.000	ARP- GIS SYSTEM	23925.00	0.00	0.00	0.00	23925.00	0.00	0.00	0.00	0.00	23925.00	100.00%
SubTotal Fund Number 2401		23925.00	0.00	0.00	0.00	23925.00	0.00	0.00	0.00	0.00	23925.00	100.00%
**Fund Number 2402												
2402001363.000	L.ROAD/BRIDGE GRANT - STREET	0.00	0.00	0.00	0.00	0.00	8034.56	23196.23	0.00	-23196.23	-23196.23	0.00%
2402001520.000	L.ROAD/BRIDGE GRANT - TRAN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
SubTotal Fund Number 2402		0.00	0.00	0.00	0.00	0.00	8034.56	23196.23	0.00	-23196.23	-23196.23	n/a
**Fund Number 2500												
2500001315.000	CONTRACTOR - BONDS	0.00	0.00	0.00	0.00	0.00	1000.00	3000.00	0.00	-3000.00	-3000.00	0.00%
SubTotal Fund Number 2500		0.00	0.00	0.00	0.00	0.00	1000.00	3000.00	0.00	-3000.00	-3000.00	n/a
**Fund Number 4401												
4401001490.000	CCI - CAPITAL OUTLAYS	0.00	2000.00	0.00	-2000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
4401950210.000	CCI - BOOKS/OTHER - OFFICE	0.00	2000.00	0.00	0.00	0.00	0.00	0.00	0.00	2000.00	2000.00	100.00%
SubTotal Fund Number 4401		0.00	4000.00	0.00	-2000.00	0.00	0.00	0.00	0.00	2000.00	2000.00	100.00%
**Fund Number 4402												
4402001311.000	CCD - ATTORNEY FEES	0.00	12000.00	0.00	28000.00	0.00	0.00	46.00	0.00	39954.00	39954.00	99.89%
4402001312.000	CCD - ENGINEERS & SURVEYS	0.00	20000.00	0.00	-20000.00	0.00	0.00	8713.72	0.00	-8713.72	-8713.72	0.00%
4402001315.000	CCD - PROF SERVICES	0.00	5000.00	0.00	5000.00	0.00	0.00	3005.69	0.00	6994.31	6994.31	69.94%
4402001316.000	CCD - Ground Improvements	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
4402001363.000	CCD - STREET REPAIRS	0.00	130000.00	0.00	124000.00	0.00	0.00	52922.19	0.00	201077.81	201077.81	79.16%
4402001451.000	CCD - MACH/EQUIP	52872.00	129170.00	0.00	-89170.00	52872.00	0.00	0.00	0.00	40000.00	92872.00	100.00%
4402001520.000	CCD - TRANSFER OUT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
4402001541.000	CCD - INVESTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
SubTotal Fund Number 4402		52872.00	296170.00	0.00	47830.00	52872.00	0.00	64687.60	0.00	279312.40	332184.40	83.70%
**Fund Number 4436												
4436001315.000	CEDIT - ECON DEVEL	0.00	42000.00	0.00	-2000.00	0.00	0.00	500.00	0.00	39500.00	39500.00	98.75%
4436001363.000	CEDIT - STREET REPAIRS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
SubTotal Fund Number 4436		0.00	42000.00	0.00	-2000.00	0.00	0.00	500.00	0.00	39500.00	39500.00	98.75%

Appropriation Report

APPROP	TITLE	FORWARDED	CURRENT	TRANSFRD	ADDL/ADJ	ENCUM	EXP-MTD	EXP-YTD	LIQ NOT EXP FWD	UNENCUM BAL	UNEXPEND BAL	% LEFT
**Fund Number 4440												
4440001363.000	M MOVES - STREET REPAIRS	0.00	49800.00	0.00	-9800.00	0.00	0.00	0.00	0.00	40000.00	40000.00	100.00%
4440001520.000	M MOVES - TRANSFER OUT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
4440001541.000	M MOVES - INVESTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
SubTotal Fund Number 4440		0.00	49800.00	0.00	-9800.00	0.00	0.00	0.00	0.00	40000.00	40000.00	100.00%
**Fund Number 6201												
6201001111.200	SEWER OP - CL/TREAS	0.00	8000.00	0.00	0.00	0.00	360.42	3964.62	0.00	4035.38	4035.38	50.44%
6201001111.220	SEWER OP - BILL CLERK	0.00	17000.00	0.00	0.00	0.00	851.20	9719.85	0.00	7280.15	7280.15	42.82%
6201001111.240	SEWER OP - ZONING ADMIN	0.00	0.00	0.00	0.00	0.00	4.46	2460.46	0.00	-2460.46	-2460.46	0.00%
6201001111.300	SEWER OP - TOWN MANAGER	0.00	40000.00	0.00	0.00	0.00	2389.60	27592.73	0.00	12407.27	12407.27	31.02%
6201001111.310	SEWER OP - TOWN WORKER	0.00	30000.00	0.00	0.00	0.00	1324.00	11538.61	0.00	18461.39	18461.39	61.54%
6201001120.000	SEWER OP - SOC/MEDI	0.00	14000.00	0.00	0.00	0.00	377.14	4228.70	0.00	9771.30	9771.30	69.80%
6201001133.000	SEWER OP - PERF TOWN EXP	0.00	12000.00	0.00	0.00	0.00	540.91	6159.41	0.00	5840.59	5840.59	48.67%
6201001134.000	SEWER OP - UNEMPLOY INS	0.00	400.00	0.00	0.00	0.00	0.00	68.87	0.00	331.13	331.13	82.78%
6201001135.000	SEWER OP - EMP HEALTH INS	0.00	30000.00	0.00	0.00	0.00	0.00	0.00	0.00	30000.00	30000.00	100.00%
6201001210.000	SEWER OP - OFFICE SUPPLIES	0.00	1300.00	0.00	0.00	0.00	0.00	468.74	0.00	831.26	831.26	63.94%
6201001231.000	SEWER OP - OPERATING	0.00	8000.00	0.00	0.00	0.00	71.96	4850.84	0.00	3149.16	3149.16	39.36%
6201001232.000	SEWER OP - REPAIR PARTS	0.00	8000.00	0.00	0.00	0.00	0.00	47.96	0.00	7952.04	7952.04	99.40%
6201001290.000	SEWER OP - SHOP SUPPLIES	0.00	7500.00	0.00	0.00	0.00	196.96	1958.36	0.00	5541.64	5541.64	73.89%
6201001311.000	SEWER OP - ATTORNEY FEES	0.00	85000.00	0.00	0.00	0.00	3692.00	51921.86	0.00	33078.14	33078.14	38.92%
6201001313.000	SEWER OP - LEGAL IURC	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6201001315.000	SEWER OP - CONT LABOR	0.00	40000.00	0.00	0.00	0.00	1250.00	29356.82	0.00	10643.18	10643.18	26.61%
6201001322.000	SEWER OP - POSTAGE	0.00	600.00	0.00	0.00	0.00	0.00	486.00	0.00	114.00	114.00	19.00%
6201001323.000	SEWER OP - TRAVEL EXPENSE	0.00	600.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00	600.00	100.00%
6201001324.000	SEWER OP - TELEPHONE	0.00	1100.00	0.00	0.00	0.00	167.38	1016.12	0.00	83.88	83.88	7.63%
6201001335.000	SEWER OP - LEGAL FILINGS	0.00	600.00	0.00	0.00	0.00	0.00	225.00	0.00	375.00	375.00	62.50%
6201001351.000	SEWER OP - ELECTRIC	0.00	19000.00	0.00	0.00	0.00	759.67	15634.11	0.00	3365.89	3365.89	17.72%
6201001355.000	SEWER OP - SEWAGE TREAT	0.00	250000.00	0.00	0.00	0.00	17355.88	130693.91	0.00	119306.09	119306.09	47.72%
6201001383.000	SEWER OP - OTHER PROF SERV	0.00	90000.00	0.00	0.00	0.00	130.15	14342.26	0.00	75657.74	75657.74	84.06%
6201001395.000	SEWER OP - OTHER CHARGES	0.00	4000.00	0.00	0.00	0.00	0.00	1232.21	0.00	2767.79	2767.79	69.19%
6201001398.000	SEWER OP - DUES	0.00	600.00	0.00	0.00	0.00	0.00	191.40	0.00	408.60	408.60	68.10%
6201001490.000	SEWER OP - OTHER CAP OUT	0.00	70000.00	0.00	0.00	0.00	0.00	0.00	0.00	70000.00	70000.00	100.00%
6201001520.000	SEWER OP - TRANSFER OUT	0.00	125000.00	0.00	0.00	0.00	27888.03	137383.69	0.00	-12383.69	-12383.69	-9.91%
6201001541.000	SEWER OP - INVESTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6201001541.010	SEWER OP - PASS THRU EXP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6201001590.000	SEWER OP - REFUNDS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
SubTotal Fund Number 6201		0.00	862700.00	0.00	0.00	0.00	57359.76	455542.53	0.00	407157.47	407157.47	47.20%
**Fund Number 6202												

Appropriation Report

APPROP	TITLE	FORWARDED	CURRENT	TRANSFRD	ADDL/ADJ	ENCUM	EXP-MTD	EXP-YTD	LIQ NOT EXP FWD	UNENCUM BAL	UNEXPEND BAL	% LEFT
6202001381.000	SEWER B & I - PRINCIPAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6202001382.000	SEWER B & I - INTEREST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6202001520.000	SEWER B & I - TRANSFER OUT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
SubTotal Fund Number 6202		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	n/a
**Fund Number 6203												
6203001232.000	SEWER DEPR - PUMPS	0.00	150000.00	0.00	0.00	0.00	14074.31	90018.59	0.00	59981.41	59981.41	39.99%
6203001315.000	SEWER DEPR - CONT LABOR	0.00	80000.00	0.00	0.00	0.00	0.00	18030.65	0.00	61969.35	61969.35	77.46%
6203001451.000	SEWER DEPR - MACH/EQUIP	0.00	100000.00	0.00	0.00	0.00	2349.73	21998.46	0.00	78001.54	78001.54	78.00%
6203001520.000	SEWER DEPR - TRANSFER OUT	0.00	300000.00	0.00	0.00	0.00	0.00	0.00	0.00	300000.00	300000.00	100.00%
6203001541.000	SEWER DEPR - INVESTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
SubTotal Fund Number 6203		0.00	630000.00	0.00	0.00	0.00	16424.04	130047.70	0.00	499952.30	499952.30	79.36%
**Fund Number 6204												
6204001520.000	SEWER DEBT - TRANSFER OUT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6204001541.000	SEWER DEBT - INVESTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
SubTotal Fund Number 6204		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	n/a
**Fund Number 6601												
6601001111.200	SANI - CLERK-TREASURER	0.00	4676.00	0.00	0.00	0.00	360.40	3964.40	0.00	711.60	711.60	15.22%
6601001111.240	SANI - BILLING CLERK	0.00	10000.00	0.00	0.00	0.00	608.00	6942.75	0.00	3057.25	3057.25	30.57%
6601001111.300	SANI - TOWN MANAGER	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6601001111.310	SANI - TOWN WORKER	0.00	0.00	0.00	0.00	0.00	272.00	682.54	0.00	-682.54	-682.54	0.00%
6601001120.000	SANI - SOC/MEDICARE	0.00	700.00	0.00	0.00	0.00	94.89	886.53	0.00	-186.53	-186.53	-26.65%
6601001133.000	SANI - PERF TOWN EXPENSE	0.00	2000.00	0.00	0.00	0.00	138.92	1277.97	0.00	722.03	722.03	36.10%
6601001134.000	SANI - UNEMPLOYMENT INS	0.00	200.00	0.00	0.00	0.00	0.00	11.88	0.00	188.12	188.12	94.06%
6601001322.000	SANI - POSTAGE	0.00	800.00	0.00	0.00	0.00	0.00	0.00	0.00	800.00	800.00	100.00%
6601001395.000	SANI - OTHER CHARGES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6601001396.000	SANI - TRASH COLLECT	0.00	98000.00	0.00	0.00	0.00	13296.24	119666.16	0.00	-21666.16	-21666.16	-22.11%
6601001590.000	SANI - TICKETS	0.00	400.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00	400.00	100.00%
SubTotal Fund Number 6601		0.00	116776.00	0.00	0.00	0.00	14770.45	133432.23	0.00	-16656.23	-16656.23	-14.26%
**Fund Number 8901												
8901000806.000	PAYROLL EXPENSES	0.00	0.00	0.00	0.00	0.00	27388.66	299473.71	0.00	-299473.71	-299473.71	0.00%
SubTotal Fund Number 8901		0.00	0.00	0.00	0.00	0.00	27388.66	299473.71	0.00	-299473.71	-299473.71	n/a
*** GRAND TOTAL ***		76797.00	2706556.00	0.00	100940.00	76797.00	166650.03	1577759.78	0.00	1229736.22	1306533.22	45.30%

Installed by the TOWN OF CLEAR LAKE-2019
Fund Report

FUND TITLE	BALANCE BEG OF YEAR	REVENUE YTD	DISBURSED YTD	BALANCE BEG OF MONTH	REVENUE MTD	DISBURSED MTD	CURRENT BALANCE
6203 SEWER - UTL DEPRECIATION	164309.83	176882.70	130047.70	209869.31	17699.56	16424.04	211144.83
6204 SEWER - DEBT SERV RESERVE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SubTotal Bank Number 2	249277.51	745632.20	585590.23	408141.89	74961.39	73783.80	409319.48
*** GRAND TOTAL ***	1901752.81	2455332.92	1577759.78	2784532.50	161443.48	166650.03	2779325.95

Revenue Report

Date : 11/20/2023 12:46:45 PM

REVENUEACCOUNTS.FRX

All Revenue

User ID: NATHAN

Post Date From 10/01/2023 Thru 10/31/2023

Grouped By Bank Number, Fund Number

Ordered By Bank Number, Fund Number, Revenue

REVENUE	TITLE	GL #	REVENUE MONTH TO DATE	REVENUE YEAR TO DATE
**Bank Number 0				
**Fund Number 1101				
1101110.000	GEN - PROPERTY TAX		0.00	107921.24
1101122.000	GEN - LICENSE EXCISE TAX		0.00	1938.39
1101123.000	GEN - CERTIFIED SHARES (CAGIT)		14242.92	167454.20
1101221.000	GEN - IMPROVEMENT LOCATION		2675.00	9800.00
1101222.000	GEN - DEMOLITION PERMITS		0.00	200.00
1101223.000	GEN - GOLF CART PERMITS		40.00	4520.00
1101225.000	GEN - VARIANCE FEES		0.00	2000.00
1101226.000	GEN - PARKING PERMITS		0.00	0.00
1101227.000	GEN - ROAD-CUT PERMIT		0.00	1850.00
1101335.000	GEN - RIVERBOAT REVENUE SHARING		365.99	1990.66
1101351.010	GEN - CIGARETTE TAX DISTRIBUT		0.00	0.00
1101357.000	GEN - COMM VEHICLE EXCISE TAX		0.00	74.88
1101358.000	GEN - LIQUOR LICENSE EXCISE TAX		0.00	660.00
1101359.000	GEN - LIQUOR GALLONAGE TAX		0.00	645.58
1101412.000	GEN - ADMIN SUB & VACATE ROW		0.00	1200.00
1101414.000	GEN - PUBLIC RECORD COPIES		0.00	0.00
1101421.000	GEN - ACCIDENT REPORTS		0.00	16.00
1101435.000	GEN - MOWING WEEDS		0.00	0.00
1101445.000	GEN - SIGN DEPOSITS		0.00	0.00
1101610.000	GEN - INTEREST EARNED		5443.41	43601.04
1101911.000	GEN - TRANSFER IN		0.00	143.87
1101921.000	GEN - SALE OF CAPITAL ASSETS		0.00	0.00
1101990.000	GEN - OTHER		0.00	1149.00
SubTotal Fund Number 1101			22767.32	345164.86
**Fund Number 2201				
2201110.000	MVH - GENERAL PROPERTY TAXES		0.00	61297.37
2201311.011	MVH - MVH STATE DISTRIBUTION		0.00	6682.55
2201352.000	MVH - LICENSE EXCISE TAX		0.00	1100.97
2201356.000	MVH - WHEEL TAX/SURTAX		2294.46	24429.68
2201357.000	MVH - COMM VEHICLE EXCISE TAX		0.00	42.54
2201921.000	MVH - SALE OF CAPITAL ASSETS		0.00	0.00
SubTotal Fund Number 2201			2294.46	93553.11
**Fund Number 2202				
2202341.014	LRS - LRS STATE DISTRIBUTION		0.00	7089.02
SubTotal Fund Number 2202			0.00	7089.02
**Fund Number 2203				
2203125.000	MVH - RESTRICTED		0.00	3356.03
SubTotal Fund Number 2203			0.00	3356.03

Revenue Report

Date : 11/20/2023 12:46:45 PM

REVENUEACCOUNTS.FRX

User ID: NATHAN

REVENUE	TITLE	GL #	REVENUE MONTH TO DATE	REVENUE YEAR TO DATE
**Fund Number 2228				
2228422.000	LAW E - GUN PERMITS		0.00	450.00
2228530.000	LAW E - COURT DOCKET FEES		0.00	0.00
SubTotal Fund Number 2228			0.00	450.00
**Fund Number 2236				
2236920.000	RAINY - TRANSFER IN		0.00	0.00
SubTotal Fund Number 2236			0.00	0.00
**Fund Number 2240				
2240312.000	LIT - PUBLIC SAFETY		4600.75	54098.50
SubTotal Fund Number 2240			4600.75	54098.50
**Fund Number 2256				
2256990.000	Opioid Unrestricted- OTHER		0.00	0.00
SubTotal Fund Number 2256			0.00	0.00
**Fund Number 2257				
2257990.000	Opioid Restricted- OTHER		0.00	0.00
SubTotal Fund Number 2257			0.00	0.00
**Fund Number 2300				
2300499.000	Radar Signs and Supplies Donation		0.00	0.00
SubTotal Fund Number 2300			0.00	0.00
**Fund Number 2301				
2301499.000	Police Department Marine Patrol Donation		0.00	2430.00
SubTotal Fund Number 2301			0.00	2430.00
**Fund Number 2302				
2302349.000	CL ASSOC - DONATIONS		0.00	0.00
SubTotal Fund Number 2302			0.00	0.00
**Fund Number 2304				
2304990.000	SPECIAL, MISC, ACTI- OTHER		0.00	0.00
SubTotal Fund Number 2304			0.00	0.00
**Fund Number 2400				
2400999.000	CARES ACT FUND PAYROLL		0.00	0.00
SubTotal Fund Number 2400			0.00	0.00
**Fund Number 2401				
2401499.000	ARP- American Rescue Plan		0.00	0.00
SubTotal Fund Number 2401			0.00	0.00
**Fund Number 2402				
2402371.000	L.ROAD/BRIDGE MATCH GRANT		0.00	629936.25
2402920.000	L.ROAD/BRIDGE GRANT - TRANS IN		0.00	0.00
SubTotal Fund Number 2402			0.00	629936.25

Revenue Report

Date : 11/20/2023 12:46:45 PM

REVENUEACCOUNTS.FRX

User ID: NATHAN

REVENUE	TITLE	GL #	REVENUE MONTH TO DATE	REVENUE YEAR TO DATE
**Fund Number 2500				
2500223.000	CONTRACTOR - BONDS		0.00	3000.00
SubTotal Fund Number 2500			0.00	3000.00
**Fund Number 4401				
4401351.011	CCI - CIGARETTE TAX DISTRIBUT		0.00	0.00
SubTotal Fund Number 4401			0.00	0.00
**Fund Number 4402				
4402110.000	CCD - GENERAL PROPERTY TAXES		0.00	106027.89
4402352.000	CCD - LICENSE EXCISE TAX		0.00	1904.38
4402357.000	CCD - COMM VEHICLE EXCISE TAX		0.00	73.58
4402610.000	CCD - INTEREST EARNED		0.00	0.00
4402920.000	CCD - TRANSFER IN		0.00	0.00
4402950.000	CCD - SALE OF INVESTMENTS		0.00	0.00
SubTotal Fund Number 4402			0.00	108005.85
**Fund Number 4436				
4436341.014	LIT - E. DEVEL INCOME TAX		2253.58	26381.80
SubTotal Fund Number 4436			2253.58	26381.80
**Fund Number 4440				
4440610.000	M. MOVES - INTEREST EARNED		0.00	0.00
4440920.000	M. MOVES - TRANSFER IN		0.00	0.00
4440950.000	M. MOVES - SALE OF INVESTMENTS		0.00	0.00
SubTotal Fund Number 4440			0.00	0.00
**Fund Number 6601				
6601344.000	SANIT - TRASH COLLECTION FEES		27856.96	137298.06
6601444.000	SANIT - PENALTIES		31.07	85.63
6601499.000	SANIT - TRASH TICKETS		0.00	80.00
6601920.000	SANIT - TRANSFER IN		0.00	0.00
6601990.000	SANIT - ATTORNEY FEES		0.00	0.00
SubTotal Fund Number 6601			27888.03	137463.69
**Fund Number 8901				
8901806.000	PAYROLL REVENUE		26677.95	298771.61
SubTotal Fund Number 8901			26677.95	298771.61
SubTotal Bank Number 0			86482.09	1709700.72
**Bank Number 2				
**Fund Number 6201				
6201311.012	SEWER OPER - UNMETERED RECEIPTS		41133.32	411167.53
6201444.000	SEWER OPER - PENALTIES		120.93	5311.29
6201445.000	SEWER OPER - TAP FEE		0.00	0.00
6201446.000	SEWER OPER - CONNECTION PERMIT		0.00	200.00
6201453.000	SEWER OPER - INSPECTION FEES		0.00	0.00
6201495.000	SEWER OPER - REIM FOR SERVICES		0.00	337.50


Revenue Report

Date : 11/20/2023 12:46:45 PM

REVENUEACCOUNTS.FRX

User ID: NATHAN

REVENUE	TITLE	GL #	REVENUE MONTH TO DATE	REVENUE YEAR TO DATE
6201499.000	SEWER OPER - OTHER		295.80	958.30
6201510.000	SEWER OPER - GENERATOR PERMIT		500.00	1200.00
6201610.000	SEWER OPER - INTEREST EARNED		950.39	7919.72
6201911.000	SEWER OPER - TRANSFER IN		14261.39	141655.16
6201950.000	SEWER OPER - SALE OF INVESTMENTS		0.00	0.00
SubTotal Fund Number 6201			57261.83	568749.50
**Fund Number 6202				
6202441.000	SEWER B & I - UNMETERED RECEIPTS		0.00	0.00
6202920.000	SEWER B & I - TRANSFER IN		0.00	0.00
SubTotal Fund Number 6202			0.00	0.00
**Fund Number 6203				
6203311.012	SEWER DEPR - UNMETERED RECEIPTS		17699.56	176296.52
6203610.000	SEWER DEPR - INTEREST EARNED		0.00	586.18
6203920.000	SEWER DEPR - TRANSFER IN		0.00	0.00
6203950.000	SEWER DEPR - SALE OF INVESTMENTS		0.00	0.00
SubTotal Fund Number 6203			17699.56	176882.70
**Fund Number 6204				
6204610.000	SEWER DEBT - INTEREST EARNED		0.00	0.00
6204950.000	SEWER DEBT - SALE OF INVESTMENTS		0.00	0.00
SubTotal Fund Number 6204			0.00	0.00
SubTotal Bank Number 2			74961.39	745632.20
*** GRAND TOTAL ***			161443.48	2455332.92

Town Of Clear Lake Police Department		Month	Areas of Concern or Note: The CLPD investigated 3 cases, the SCSO investigated 1 cases within the Town and 2 cases within the Township. The CLPD had 15 traffic contacts and 1 vehicle inspections.							
2023		O C T								
Statistics										
	Monthly Hours Worked	189.25								
	Monthly Miles Driven	744								
	Monthly Aquatic Hours	0								
Clear Lake Police Department			Steuben County Sheriff's Office in Town of Clear Lake			Town of Clear Lake Total	Steuben County Sheriff's Office in Clear Lake Township		Grand Total	
Code	Sub Total	3	Code	Sub Total	1	4	Code	Sub Total	2	6
100	Agency Assists	2	100	Agency Assists		2	100	Agency Assists		2
106	Property Damage Crash	1	106	Property Damage Crash		1	106	Property Damage Crash	2	3
140	Threatening		140	Threatening	1	1	140	Threatening		1
Detailed Reports Available			Detailed Reports Available				Detailed Report Available			

TOCL Zoning Administrator Report November 21, 2023



ILP's Issued:

Month: 6 Year: 44 After-the-Fact*: 1 ILP not needed: 0

Note: 24 Permits in progress, 3 permits not started to date

Case #		Date	Applicant	Address		Owner	Project Type	Project Details
2023	36	10/13/2023	Micki Vanderpool	24	WCLD	Micki Vanderpool	Garage/Home	Replace steps and landing
2023	37	10/16/2023	Franz Nursery Inc	1052	SCLD	Jennifer Landreth	Flat Work/Hardscape	replacing steps, wall, and paver patio
2023	38	10/16/2023	Spark Counterman	754	SCLD	Patty Donnelly	Flat Work/Hardscape	Driveway expansion 720 SF
2023	39	10/24/2023	Jim & Karen Bushey	74	WCLD	Jim & Karen Bushey	Garage/Home	Deck replacement 680 SF
2023	40	10/26/2023	Burton McClain	1226	Quiet Harbor	John Curin & Daniel Curin	Generator	New Generator
2023	41	10/30/2023	Timothy & Lori Wagner	426	Point Park	Timothy & Lori Wagner	Flat Work/Hardscape	135' 3.5/ 4 wood fence
2023	42	11/1/2023	Daniel Hall	631	ECLD	Daniel Hall	Garage/Home	175 SF Deck Addition *
2023	43	11/3/2023	Korte Does it All	332	ECLD	Mary Fitzenrider	Generator	New Generator
2023	44	11/13/2023	Musson Builders	348	ECLD	Ben Campbell	Garage/Home	11' x 18' Garage Addition & Replacement of Roof from Storm Damage

Plan Commission		Meeting: 11-6-2023	Next Meeting: 2-6-2023	BZA	Meeting: N/A	Next Meeting: 12-12-2023
Board	Case #	Hearing Date	Applicant	Property Address	Application Type	Status
PC	2023-01	Rezoning	Krill	Lakeside CT (Vacant)	Rezone NC to SR	Unfavorable Recommendation

- November 14 & 15 attended APA Indiana Chapter FUNDamentals for Citizen Planners (Via Zoom)
- Stop work requests:
 - 17 WCLD, Setback Discrepancy
 - 400 ECLD, No Permit (Deck Replacement)
 - 864 SCLD, No Permit (Paver Patio Addition)
- Hewes Update
- 942 SCLD, plans to have the steps repaired, along with shingle work from storm damage



SUPERINTENDENT'S REPORT

Tuesday, November 21st, 2023 – 7:00 p.m.

1. Time Allocation
 - a. Guy – 197.50 hours
 - b. Brody – 184.50 hours
 - c. Other road cut permits 2, 0 Demo Permits and 7 letters of non-objection.
2. Sewer Department Statistics
 - a. Locates – 118
 - b. Alarm calls – 7
 - c. Grinder pumps
 - i. Replaced – 4
 - ii. Repaired – 0
 - iii. Set-up – 0
 - iv. New or repaired pumps ready to be placed into the system – 29 (14 still boxed). 7 remanufactured. 2 waiting on parts.
 - d. Average flow – 48150 GPD (Gallons per day)
3. Sewer Department Summary
 - a. Sewer truck mileage (monthly) – 308
4. Street Department Summary
 - a. Street truck mileage (monthly) – 354
 - b. Loads of leaves – 13

Guy Rodgers
Street/Utility Superintendent