

MINUTES
INDIAN LAKE BOROUGH COUNCIL MEETING
March 28, 2018

The regularly scheduled meeting of the Indian Lake Borough Council was held on March 28, 2018 at 6:00 P.M. at the Indian Lake Borough Building.

THOSE PRESENT:

Curt Morgese
Lynn Shimer
Patti Dewar
Bob Hanson
Scott Hollern
Shaun Nemeth
Terry St. Clair (via conference call)
Michael Miscoe
Michael Barbera

THOSE ABSENT:

Visitors – Chris Smith, Jim Dewar, Scott Miller, Ed Warshall

ORDER OF BUSINESS

1. The meeting was called to order at 6:03 by Lynn Shimer, Borough Council President.
2. Hollern made a motion to approve the minutes from the March 14, 2018 Council meeting, Hollern seconded. All ayes, motion carried. Hanson made a motion to approve the minutes from the March 14, 2018 Public Hearing, Hollern seconded. All ayes, motion carried.
3. Welcome Visitors – Bob Marhefka, Dick Stern, Bob Oates, Dan Dively, Clair Gill
4. Public Comment:
 - A. Indian Lake Marina stated that there are sinkholes under the island that need repaired. They are requesting that Council consider lowering the lake in 2018-2019 to complete necessary repairs. They have engineers coming to assess the problem and discuss possible options for repair. They believe the lake would only need to be down 5-6'. The owners also mentioned that the current crane boat is old and unsafe, they have designs for a new one that would be more efficient and safer. The new boat would exceed the length limit stated in the ordinance. They requested permission to begin building the new boat. Miscoe and Barbera reviewed the Ordinance, the boat would require a Special Use Permit.
5. Committee Reports:
 - A. Personnel Report – Dewar made a motion to accept Bobby Andrews' letter of resignation, Hanson seconded. All ayes, motion carried. Dewar made a motion to accept Gerald Jerome's letter of resignation, Hanson seconded. All ayes, motion carried. Dewar made a motion to authorize Kirsten Ringler to advertise in the Daily American and Tribune Democrat for a full-time officer position, Hanson seconded. All ayes, motion carried.
 - B. Water & Sewer—Hanson stated that Dean Snyder received a quote from Liquid Engineering for cleaning of both the Cherry Lane and Peninsula water tanks for \$5,150. Hanson made a motion to authorize the signing of the contract with Liquid Engineering, with costs not to exceed \$6,000, Morgese seconded. All ayes, motion carried.
 - C. Finance Report—Hanson made a motion to release Wessel to submit the audit draft to DCED, Dewar seconded. All ayes, motion carried. Hanson made a motion to himself and Shimer to sign the representation letter from Wessel, Hollern seconded. All ayes, motion carried.
 - D. Land Management—Chris Smith (Northwinds Golf Course) was in attendance to discuss his interest in the Private Golf Course. Morgese mentioned the option of a Deed in Lieu of Foreclosure, which would pass the property from the current owners, to the bank to either the Borough or Northwinds. A large concern is the Certificate Holders of the Private Golf Course. It was stated that Ameriserv would be willing to negotiate the price. Miscoe believes the best course of action would be for the Borough to purchase the entire property, lease

the back nine holes (Arnold Palmer's first course) to Chris Smith; who would not have a capital expense and tax burden, being able to put the full investment into the course itself. The main objective would be to preserve the course. Chris Smith stated that his partners (brother and wife) agrees that leasing would be the best option for them. They would be interested in the back nine originally, ultimately the complete eighteen. He would maintain the front nine in the meantime. His interest in the back nine is due to the course being more playable, more scenic and can be marketed as 'Arnold Palmer's First'. He stated that food service would be minimal and a liquor license would be available. St. Clair stated that the Lodge would be in favor of the Smiths' taking over for outing purposes, the Lodge has always worked with Northwind's on golf packages. Hanson stated the purchase would be a \$12-\$15 tax burden to the Borough. Jim Dewar stated that he is in favor of the Borough taking over the course but mentioned at the last Board meeting in 2016, Clair Gill promised certificate holders that the course would be preserved. Dewar said there are 120 'members' (\$400K worth) of certificate holders and the sale would have to be presented to the certificate holders by the Borough. His belief is that they would not be happy with only have nine holes operating. Smith stated that nine hole courses are the 'future of golf' and that he would only commit to nine to begin with, moving to eighteen in the future. Smith said there would be nine hole leagues every day of the week, along with outings and events. Having the additional nine holes from Northwind's would allow more outings, events and leagues without taking up the entire Northwind's course. Hanson believes the only reason to purchase the entire course would be to preserve the course and the possibility of sewer in the future. St. Clair asked Dewar if moving the sewage permits to the Borough would be possible. Dewar answered that people have approached Gill about purchasing the sewage permits in Indian Lake Development and Indian Lake Borough and there would have to be an agreement. Smith confirmed that it would cost half a million dollars to operate. Smith also mentioned that it would only take two months without maintenance for the course to be unmanageable. It was mentioned that Indian Lake Golf Course currently has enough money to operate for 2 months. St. Clair made a motion to authorize Barbera to contact the necessary parties as he sees fit to move forward, Hollern seconded. All ayes, motion carried.

At 8:24 Council moved into executive session

At 9:02, Council returned to open session. Hanson made a motion to adjourn the meeting at 9:02, Hollern seconded.

The next regularly scheduled meeting of the Indian Lake Borough Council will be held on April 11, 2018.

Respectfully submitted,

Kirsten Ringler
Borough Secretary