

**Lynnville Town Council-Park
July 21, 2020 Agenda**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: June 16, 2020

APPROVAL OF CURRENT BILLS: July 8, 2020 – July 21, 2020

TOWN BUSINESS:

-Warrick County Zoning Ordinance

NEW BUSINESS:

- Concerning lease – **Donna Goodman**
- Request to update dock (pictures included) – **Larry Meyer**
- Lease transfer on Deer Ln – **Brian Marquardt**
- Lease transfer 214 Deer Ln – **Thomas Sills**
- Request to be added to lease – **Ken Willard**
- Boat purchase – **Scott Whitfield**
- Park golf cart not working – **Jana Taylor**
- Concerning race - **John Schuler and Allen Staples**

REPORTS:

Sarah Kolley, Park

-Mechanical arm gate for entrance of Lynnville Park – **Tabled until next meeting**

J. William Bruner, Attorney

- Kirk Newman addendum to Park Lease Contract
- Lynnville Park farm land update
- Update Arflack

Lauri Stockus, Clerk-Treasurer

Stacy Tevault

Rachel Titzer

Doris Horn

-TMI Contractor estimate Community Center outdoor lighting to “dusk-to-dawn” timer installation

Don McVey, Park Advisor

- Estimates for side-by-side

Brett Kruse, Park Advisor

ADJOURNMENT

NEXT MEETING: August 4, 2020 @ Town Hall – 6:00pm

ANY AND ALL BUSINESS TO PROPERLY COME BEFORE THE LYNNVILLE TOWN COUNCIL

July 21, 2020

- 1 Scott Whitfield
 - 2 Thomas Sills
 - 3 Victoria Sills
 - 4 Heather Sills
 - 5 Larry Meyer
 - 6 Duane Halscom Advanced Fire + Rescue
 - 7 Afton Kelley
 - 8 Richard Kelley
 - 9 Bert Parravicini
 - 10 Donna Coleman
 - 11 Kenneth Willard
 - 12 Joe Linderchmidt
 - 13 JR Schuler
 - 14 ALAN STAPLES
 - 15 ~~John Taylor~~ Donna Moore Lot
Best Deck
- REBECCA OSHA //

Town of Lynnville Park Board

July 21, 2020

Present: Stacy Tevault, Rachel Titzer, Doris Horn, Lauri Stockus, J. William Bruner, Brett Kruse, Don McVey

Call to Order

Moment of Silence – Pledge of Allegiance

Approve Minutes: Doris makes a motion to approve the June 16, 2020 minutes as presented. Rachel seconded. All in favor. Motion carries.

Approve Current Bills: Doris makes a motion to approve the current bills of June 16, 2020 – July 21, 2020 as presented. Rachel seconded. All in favor. Motion carries

Town Business:

Warrick County Zoning Ordinance 2020-13: Stacy presents the Warrick County Zoning Ordinance 2020-13, which is an ordinance to amend Article 5 (Special uses by adding subsection MSU 29 commercial solar energy system requirements of the comprehensive zoning ordinance in effect for Warrick County, Indiana.) Doris adds that this ordinance is necessary because the county is getting a lot of interest in building solar panels in fields, so they had to come up with an ordinance to make sure all the property was correct for it.

Doris Makes the motion to approve Ordinance 2020-13. Rachel seconds the motion. All in favor. Motion carries.

New Business:

Concerning lease – Donna Goodman – not initially present. Donna Goodman entered the Park Board meeting extremely late. Her issues were brought back up after the presentation on the Black Coal Race Event. Ms. Goodman approaches the lectern and states that she was never assigned a dock with her initial lease. Stacy informs her that docks are not “assigned” if you are not on the water, the lessee is responsible for building their dock at their own cost and there is an additional fee associated with that. Mr. Kruse, Park Board Advisor, agrees with this statement. Donna Goodman mentions that Bill Dove is not using his dock and asks if she can have use of it, Stacy informs her that the Park Board doesn’t have the authority to simply give away someone else’s dock without them agreeing and being present at a meeting. Ms. Goodman next states that she does not have distinguished property lines for her lease property. Stacy States that the Town of Lynnville owns the ground and she is unsure if “distinct” lines exist. Ms. Goodman is having an issue with a neighbor disputing the maintenance of a piece of ground near her lease lot. Stacy informs her that the technical boundaries may not be readily available, however Sarah Kolley, Park Manager, may be able to show Ms. Goodman the diagram of her property when she returns from COVID leave. *Note-Much of Ms. Goodman’s speech is hard to distinguish. Ms. Goodman

complains that her lot is “the worst one down there” and “her place is a little swamp” pertaining to drainage. Doris informs her that there are plans to work on the ditching and drainage at the lease properties, but the residents are not taking care of the existing drainage system. Stacy concludes that the Park will investigate the drainage issues.

Request to update Dock – Larry Meyer (pictures included) - Mr. Meyer wishes to add on to his existing dock and make it approximately 12x24 and angle along the shoreline. He also asks to join the two existing docks together to make a solid dock along his waterfrontage. The Park Board has no problems allowing this request. Request is Approved.

Lease Transfer on Deer Lane – Brian Marquedt – Not Present.

Lease Transfer for 214 Deer Lane – Thomas Sills – Lease transfer from Donna Coleman to Thomas Sills and he is purchasing the existing personal property. Mr. Sills clarifies several questions he had pertaining to making changes at the lease property. He was advised that all structural changes must have a building permit and any changes at all including the removal of trees must also come before the Park Board for approval. He asks specifically about building a fence to contain their dogs and replacing the existing dilapidated stairs to the lake. Doris asks that he present a drawing of what he wants to do to the stairs. His wife clarifies that none of the “projects” they mentioned can get approved at this meeting. Stacy asks if they could provide pictures to show what they are wanting to do, and they do not. Mrs. Sills goes on to explain that the first things they want to work on are the stairs to access the lake and a fence to contain their dogs. She mentions that eventually they would like to improve on the dock, but not right away. Stacy reiterates that all “building” must be permitted through the County. Stacy then advises that the Sills are welcome to gather the information required and come to the Town Council Meeting on the first Tuesday of the month for approval then. Doris mentions that when they update the dock, their lot number needs to be visible on the dock. Mr. Sills states that they are not going to work on the dock yet. Mr. Sills asks when he can expect the Lease Documents and Stacy advises him that Sarah Kolley, Park Manager, is out of the office currently on doctor ordered quarantine but she will get it to him as soon as she can when she returns or that the Town Hall Staff could probably assist him so he is not waiting so long. Stacy entertains a motion for the transfer of the lease from Donna Coleman to Thomas Sills. Rachel makes the motion to allow Thomas Sills to take over the lease property from Donna Coleman at 214 Deer Lane. Doris Seconds the motion. All in favor. Motion carries.

Request to be added to lease – Ken Willard – Shirley Anderson’s Lease. Mr. Willard requests to be added to the lease at 410 Deer lane. Mr. Willard states that the lease is currently in only the name of his mother-in-law Shirley Anderson who is single and in failing health. He wants to be added to the lease as he currently is the caretaker of the property for Ms. Anderson and he would like to be able to “manage” the property better. Stacy asks if Ms. Anderson is capable of coming to a Park Board Meeting in order to make this request herself, as it is necessary for her to do in order to grant this request. Mr. Bruner also speaks up that it would probably be in the Park’s best interest for Ms. Anderson to cancel her existing lease and a new lease must be written in both of the parties’ names. Stacy questions if the lease is up for renewal and Mr. Willard answers that “they” have already paid the new lease fee. Mr. Willard states

that he pays "all her bills for her." Lauri states that the deposit for Ms. Anderson's lease was made a week prior to this meeting. Stacy asks Mr. Bruner to advise if the Park should terminate the newly renewed lease and issue a refund, then write a new lease to include both Ms. Anderson and Mr. Willard. Mr. Bruner advises that this is the correct way to proceed in this case. Stacy reiterates that both Ms. Anderson and Mr. Willard would have to be present at a Park Board meeting to have this request granted. From here, Mr. Willard mentions that Ms. Anderson is "Grandfathered" in her current lease price and he questions if writing a new lease entirely will include her "grandfathered" price. Stacy and Mr. Bruner agree that if they were to write a new lease to include Mr. Willard, it would change the pricing of the lease to the new increased price. ***IT IS REPEATEDLY NOTED THAT IF THERE IS ANY CHANGE IN AN EXISTING LEASE, THAT LEASE IS TO BE CANCELED AND A NEW LEASE WRITTEN. THIS NEW LEASE WILL BE AT THE CURRENT PRICES AND MAKING ANY CHANGES TO A LEASE CONSTITUTES FORGOING A GRANDFATHERED LEASE AMOUNT. *** {This is mentioned several times and is in all caps for emphasis.} Doris questions again whether Ms. Anderson is capable of being present at a Park Board meeting in order to make the requested changes. Mr. Bruner states that she will have to be present to cancel the current lease and write a new one. Mr. Willard states that they will have to talk about things further since a change in the lease will change the price of the lease. Mr. Willard thanks the board for the information and states that he will be in contact when a decision is made.

Boat Purchase – Scott Whitfield:

Scott is present along with the boat salesman, Duane Halsema. Scott starts out by asking if the Park Advisors have any questions pertaining to the boat he has presented previously for purchase as they may not have seen the quote or heard any of the specifications. There were no questions asked. Scott continues that the quote he presented to the Lynnville Town Council at the previous meeting July 7, 2020 has been changed slightly in talking to Tim Reibold (Fire Department Chief) as well as other members of the Lynnville Volunteer Fire Department. They are particularly interested in adding the "dive/rescue" platform to the purchase of the boat. Rachel and Doris state that they have no problem with that addition. Doris asks where the boat will be stored and Stacy answers that since the Town of Lynnville is purchasing the boat for the Park and Fire Department's use, the boat will be stored in the pole barn at the Park. Scott states that that is what he understood as well, as far as storage. He then mentions the "side-by-side" utility vehicle that the park is looking to purchase and asks if that is what is going to be used to move the boat to and from the water. Brett Kruse, Park Advisor, mentions that the towing capabilities of the utility vehicle need to be looked at before a decision is made on the two purchases. Scott replies that there are trucks available at the Fire Department so they can move the boat without the use of the "side-by-side" from the Park. Stacy asks if the Park Advisors have any thoughts now that they have had time to look at the quote specifications for the boat. Mr. Kruse clarifies that the "dive/rescue" platform that was previously mentioned is the "fold down part on the front of the boat." Scott Whitfield answers, yes that is correct, the platform works like a "work platform" and someone can actually stand on that or step off of it into the water to work. Doris states that this will be beneficial to the park to use to clean up the banks of the lake. She also mentions that Scott will be "patrolling" the waters of the lake with this boat, and that the fire department will use the boat for water rescues. Scott mentions that the closest usable boat for water rescue is located in Boonville. Doris

is surprised that with the amount of water area that is near Lynnville no boat has ever been purchased in the past. Stacy moves on to discuss the necessity of having some kind of arrangement between Lynnville Park and Lynnville Volunteer Fire Department in regard to using the boat for a call to Interlake or any Fire Department usage of the boat, Scott agrees. Mr. McVey advises that based on the "stats" of the side-by-side he is looking into; he thinks it should be capable of pulling the boat. Mr. Kruse ask if the weight of the boat and trailer is known, the boat salesman is unsure of the weight off the top of his head. Mr. Kruse just wants to know that hauling the boat with the new side-by-side will not damage the new side-by-side. Mr. McVey mentions that he thinks the side-by-side he is looking into has approximately 2000-pound towing capacity. The type of side-by-side is discussed with Mr. McVey saying that he has been looking at the diesel version of the Kubota Utility Vehicle. Mr. McVey then states that he is in the process of getting three bids but is having a hard time finding Kubota dealers. Everyone interjects a location of a near-by Kubota dealership. After some discussion in the audience about various types of Utility Vehicles and various options, Doris asks how long it will take to get the boat in once we order it? The boat rep says that Mercury is running at half-staff due to COVID, so they estimate a 4-6 week turn around once the order is received. The other change Scott Whitfield would like to see from the original quote is the upgrade from a 30hp motor to a 50hp motor. This would allow the boat to have more power to be able to perform better. The difference in cost and performance is discussed between Scott, the park advisors, and the Park Board, and they agree that going with the 50-horsepower motor from the beginning would be best. For the next several minutes various details/additions/specifications of the boat are discussed. The Rep then advises that he plans to "cut the sipping" on our boat totally since he is going to pick up another boat. Rachel did the math and the approximate total for the boat with the 50Hp motor and the additions discussed and listed will be \$32,600.00. Stacy entertains a motion to purchase the boat for multipurpose use by Lynnville Park and Lynnville Volunteer Fire Department. Doris makes the motion to allow Scott Whitfield from Lynnville Volunteer Fire Department to work with Advanced Fire and Rescue Equipment to purchase the Multi-Use boat for the Town of Lynnville, Lynnville Park and Lynnville Volunteer Fire Department for an estimated total of \$32,600.00. Rachel Seconded the motion. All in favor. Motion Carries.

Scott continues after the motion passes with additional issues pertaining to the Park. He brings up the "No Wake" issue and that the updated rules with that clearly noted are not being handed out. Also, he thinks that more signs need to be placed throughout the lake on buoys and at the dock. This issue is discussed in an open forum, many people agreed and made mention of places that the "No Wake" signs are posted. It is decided that The Park Board will look into purchasing Buoy's for the lake. No Motion was made on this as it was just discussion.

Black Coal Race - John Schuler and Allen Staples

John Schuler starts out by saying they hope all the clean-up post-race went well. None of the Park Board members have any issues with how that aspect went. Doris mentions that she was out at the Park during the race, both Saturday and Sunday and had the opportunity to talk with the race coordinators during the race. She reports that several concerns were mentioned during this discussion. First, the parking for the race event is chaotic. To rectify this situation, Doris asked the race coordinators to

consider "hiring" people to help facilitate parking in stead of relying on Park staff and Town Employees to cover this task. Next, she discussed the issues with golf carts being used in the Park by racers/spectators, Stacy interjects that golf carts (not ATV's or Four-Wheelers) are allowed to be used within the Park, Doris says that they haven't been allowed in the past. Several employees were asked if golf carts where not allowed to be used inside Lynnville Park. Everybody agreed there were no rules about golf carts not allowed. Lauri had a copy of the rules and regulations for Lynnville Park, ATV and four-wheelers are prohibited. Doris' main issue with golf carts being used during race events are children under 16 driving them recklessly through the Park and traffic. The Race rep's say that in the future, they will try to better inform/enforce this rule. Doris asks that the Race Coordinators consider bringing in law enforcement in the future to monitor these situations. The race reps agree to look into that. Parking was reiterated. The race reps inform the Park Board that they have another event scheduled for September 27th, 2020, for which they have already made a deposit. Stacy mentions her concern with the next race event is the possibility for conflict with the next phase of the Tecumseh Trail. The race reps assure her that they will stay away from that part of the Park ground, like they did with the last race. In closing, everyone on both sides express their satisfaction with how the event went and their excitement for future events.

Park Golf Cart Not working – Jana Taylor

Jana doesn't present on this topic. In summation, the golf cart that is used by the Park Gatekeepers is constantly in disrepair and unusable. It has many issues; some have been fixed multiple times. Stacy was under the impression that this golf cart was purchased NEW several years ago, however, Doris corrects her and states that it was purchased USED. The Board converses about the issues the golf cart has for several minutes and ends on an agreement to get prices for a new golf cart as it is necessary to the operation of the Park.

Sarah Kolley – Lynnville Park:

Mechanical Arm Gate for entrance to Lynnville Park – Tabled until next meeting, Sarah was unable to be at this meeting due to COVID-19 Quarantine.

J. William Bruner, Attorney:

Kirk Newman Addendum to Park Lease contract –*This portion of the meeting is paraphrased due to length. *

Addendums discussed is in respect to the portion of the lease contract pertaining to the transfer of lease and removal of personal property upon death of a lessee. Mr. Bruner states that he is going to leave the verbiage of the lease alone but if someone wants to be added to a lease they must come before the Park Board and make that request. Mr. Newman's concern is with how the lease reads in respect to what happens upon the death of a lessee and what happens to personal property. The Park Board's standpoint on this is that these clauses are written into the newest lease agreement so that a guideline for communication between the lessee's estate and the Park is set up. This is necessary so that lease properties do not sit unresolved for lengthy periods of time as has been the case in recent scenarios.

Several other park lessee's/families speak to issues with various wording within the new lease agreement. In the end, Mr. Bruner decided that he will review the points Mr. Newman and others brought up pertaining to certain wording within the lease and will come to a conclusion in the near future. Stacy makes the point that the lease is worded this way now because these issues have not been handled in a timely manner in the past. At [Name not stated, Female] brings up the North Side of the Lease Properties and whether or not any "negotiation" in the lease increase is possible? The audience discusses various issues the "North Side Lessee's" face. Stacy concludes that there is no room for negotiation at this time and the lease will remain as written. The reason given for not negotiating the lease any further is that the Park Board is trying to get all the lease properties "on the same page" as far as rules, terms, and prices. The lease properties have not been consistent in the past and that has caused confusion and conflict. Gibson county personal property taxes were brought up and the Park Board advised anyone with problems with that part of the lease bring it up to the Gibson County accessors office. More discussion in the audience about various topics took place at this time. None of this was "decision/vote" worthy, or notable for the minutes. At the end of this discussion, Doris stated "the bottom line is, this is how it is, and she is done with this discussion." There was then a lengthy discussion in the audience about Lynnville Park including camping, prices, and rules. Again, none of this was pertinent to the topics of this Park Board Meeting.

Lynnville Park farmland update

Mr. Bruner reports that both appraisals are turned in and he is in the process of working on the paperwork. He will have more information at the August Park Board Meeting.

Update Arflack Lease

Stacy informed Mr. Bruner that Angela Wilson (daughter) was not coming to this Park Board meeting so there is nothing new to report.

Rachel Titzer:

Rachel reports that she has not been in contact with the Eagle Scouts who are scheduled to do projects at the Park in the past couple weeks, so she assumes their projects are still a go.

Rachel spoke with Mike Dennis from the "L.A. Dirt Riders" about moving the playground equipment from the current location to the new location, north of the Recreation Building. The clubs (Black Coal Club and L.A. Dirt Riders) are trying to work together to accomplish this task. Rachel has been in contact with both clubs recently and is awaiting answers.

Doris Horn:

TMI Contractor estimate for Community Center Outdoor Lighting "Dusk to Dawn" timer installation.

Doris was to call them about this project as well as well as the lighting at the bath house. She had not spoke with them at the time of the meeting, but she assured the Board that she would "get on it."

Doris then asks if anything had been done about the Community Center HVAC situation. The Board wants several estimates for new HVAC systems for the Community Center.

The Board also mentions that the Lillpop's need to be fully refunded due to issues with the HVAC during their rental.

Doris concludes by mentioning that the new cabinets have been installed in the kitchen at the Community Center, Seimer's Glass needs to be contacted to install new weatherstripping around the doors at the Community Center, and that if money allows in the fall she would like to repaint the bathrooms and kitchen at the Community Center.

Rachel asks about painting estimates for the Recreation building, Miranda informs her that this is in progress and is taking an extended amount of time due to COVID delays. Doris then mentions that the garage door at the "block building" at the water tower is to be replaced and Gary is to get three estimates. Then old Town Hall was discussed, estimates for siding and new doors need to be acquired.

Don McVey:

Purchase of a new "Side-by-Side/Utility Vehicle" for Park grounds use. Mr. McVey has been diligently working on acquiring three bids for the Diesel Kubota Utility Vehicle he is researching for the Park to purchase. He is facing obstacles related to COVID and locating dealerships. He will continue to work on getting estimates and hopefully have them finished by the next Park Board Meeting.

Brett Kruse:

Mr. Kruse mentions a "hole" in the road on Old Dam Road that needs to be patched as soon as possible. The Board wants Gary, Town Superintendent, to look into this and get it patched. During this segment of the meeting, someone [unnamed] in the audience brings up "having the pit-toilet building" taken down. Someone else [unnamed female] stated "her father volunteered to build that building and she would take the blocks" but she was not interested in doing the actual work to dismantle the building. It is briefly discussed; no decision was made.

Next Stacy states that DNR is once again looking into "the Falls" at Lynnvilke Lake and what can be done to keep trespassers out of that area and off of the falls/high-wall, she will reach out to her contact to see what is happening. Mr. Kruse mentions he has ideas about how to keep people off of the falls while retaining the falls as part of the lake.

Stacy then discusses additions to the Park's playground equipment and concludes that it is all in due time.

Doris now brings up Kayak rental through Lynnvilke Park. Doris thanks Rachel for implementing this rental into the Park's offerings. Rachel mentions that she would like to purchase more kayaks in the near future to include "tandem" kayaks. Miranda provides information about the availability of kayaks for purchase currently, as well as her experience with durability of different types of kayaks. She also presented information about kayak storage options that she has researched. The entire board agrees

that more kayaks should be purchased for the rental. Stacy entertains a motion to purchase four more 10ft sit-on kayaks as well as the accessories needed to rent them and secure them. Doris makes the motion for purchase of the Kayaks. Rachel seconded. All in favor. Motion Carries.

Jana Taylor now clarifies the admission to the park/entrance fee is for anyone who comes into the park for any reason, even just to "drive around and check it out." The Park Board agrees that all vehicles entering into the park should be charged the gate fee, as it is impossible to know what they really end up doing while they are in the park.

Stacy then mentions Tecumseh Trail and that it is in progress. While it is not a "motorized vehicle pathway" golf carts and other ATV's are sure to be seen on it until the signage is in place.

Lastly, Rachel mentions that Chrissy Ash reached out to her about "Plastic Caps" for recycling to use in benches for the Tecumseh trail. Rachel has found someone to transport the caps from Newburgh as well as sort them. She asks permission to use of the old Town Hall building for a sorting location, this should take one week from start to finish. The Board has no problem with this and grants permission.

Joe Lindenschmidt has an issue with a letter he received and would like clarification. The letter in question was correspondence through Mr. Bruner about violations of Nuisance Ordinances and Grass Ordinances. The Board reviewed the letter Mr. Lindenschmidt presented along with pictures originally accompanying the letter. He also presented pictures of progress in the clean-up stage and stated that "everything should be done by this weekend" and that he just wanted to make sure he addressed everything he was in violation of. The board agreed that the "in-progress" pictures were a significant improvement and thanked Mr. Lindenschmidt for his timely response in the situation.

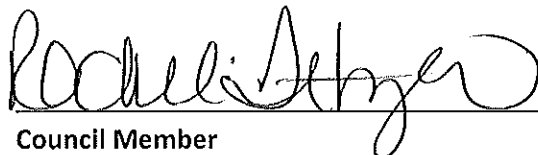
Stacy entertains a motion to adjourn the meeting. Doris makes the motion to adjourn. Rachel seconded. All in favor. Meeting is adjourned.

Next Meeting: August 4th, 2020, 6:00pm at Lynnville Town Hall

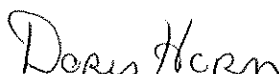
Lynnville Town Council:



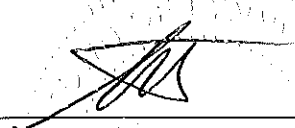
President



Council Member



Council Member

Attest: 

Clerk-Treasurer