

Lynnville Town Council-Park

April 20, 2021 Agenda

MOMENT OF SILENCE – PLEDGE OF ALLEGEANCE

CALL TO ORDER

APPROVAL OF MINUTES: March 16, 2021

APPROVAL OF CURRENT BILLS: April 7, 2021 – April 20, 2021

TOWN BUSINESS:

-Digital Meters – Aaron Rohner

NEW BUSINESS:

Permission to add on to existing cabin before going to BZA – Jeff Long

Assignment of Lease Agreement – Decorrevont add McRae

Transfer of Lease Request – Overturf to Lillpop

Transfer of Lease Request – Marrett to Marrett

Transfer of Lease Request – Jennifer Greenfield

REPORTS:

Fund activity March 2021:

Revenue	\$22,693.68
Expenditures	\$74,843.00
Current Balance	\$108,496.46

“To-Do” List

Monthly Work List

Sales Refund Report

Itemized List of Sales

Lease Violations for delinquent utility bills

J. William Bruner, Attorney

Nuisance Complaints Update Since 3/16/2021 Meeting

-12623 E County Rd 1025 – Termination of Lease

Outstanding Lease Update Since 3/16/2021 Meeting

-104 Violet Ln – no payment, lease signed, ins, taxes – Notice of Termination

-433 W Hwy 68 – no ins, balance due – Notice of Termination

-210 Violet Ln – no insurance – Notice of Termination

-E 1025 S Oakland City, IN 47660 – refusal to sign lease – documents from Jana

-113 Red Sage Ln – sublet – Notice of Termination

Lauri Stockus, Clerk-Treasurer

Stacy Tevault

Rachel Titzer

Doris Horn

Don McVey, Park Advisor

Brett Kruse, Park Advisor

ADJOURNMENT

NEXT MEETING: May 4, 2021, 6:00pm @ Town Hall

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

April 20, 2021

- 1 Jeff Long
- 2 Jane Taylor
- 3 Jennifer Greenfield
- 4 Carolyn Pennington
- 5 Ed [unclear]
- 6 Carole DeCorrevont
- 7 Jim McRae
- 8 Kirk [unclear]
- 9 [unclear]
- 10 [unclear]
- 11 Rosanna Funhouse
- 12 [unclear]
- 13 Jim Neumann Watts Daughter
- 14 Aaron Rohrer
- 15

Town of Lynnville Park Board

April 20, 2021

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

Absent: R. Miranda Mullins, Brian Cook, Tim Reibold, Scott Whitfield

Call to Order

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

Approve Current Bills: Doris makes a motion to approve the current bills of April 7, 2021 – April 20, 2021 as presented. Rachel seconded. Rachel in favor. Doris in favor. Stacy in favor. Motion carries

Town Business:

Digital Meters – Aaron Rohner with Commonwealth Engineers

The intent is to send the quote package to contractors tomorrow, May 21, 2021. If the Town Board approves the sealed bid packages from manufactures are to be turned in by the May 4, 2021 meeting. The information was also sent to Marcus Jolly to look over and meet by the end of this week to go over any changes or requests. If there are any changes or requests an addendum will be sent out at the beginning of next week. This will give the contractors about 2 full weeks to bid even though 7 days are all that is required. The specs were agreed upon by looking what Boonville has and also 2 other towns. The Town Council all agreed this sounds good and to move forward with this project.

Aaron asked if there were any concerns or questions on easements for the Spurgeon Project. Stacy said there have been no questions raised and have not heard anything at this time. Mr. Bruner said he had a meeting with Eric Parsley and Brian from Spurgeon, concerning collecting information and moving forward.

New Business:

Permission to add on to existing cabin before going to BZA – Jeff Long

106 Red Sage Ln - He would like to add a 10x16 front porch and a 10x12 bedroom on the side of existing cabin. The Park Board agreed they did not have any issues with the add-ons. Due to Doris being on the BZA Board, she will abstain from voting. Rachel makes a motion to approve the plans Jeff Long presented as long as the BZA approves. Stacy seconded. Rachel in favor. Doris abstains. Stacy in favor. Motion carries.

Assignment of Lease Agreement – Decorrevont add McRae

206 Deer Ln – 2017 Carole DeCorrevont gave a copy of her trust which includes James McRae as beneficiary, to the past Clerk-Treasurer and was curious if it had been put in her file. Carole would like to add James McRae and Angela Fields, her daughter, to her current lease. Beth Angle, her other daughter, is already on the current lease. Since Beth is already on the lease, she would be required to agree with the Assignment Agreement because as the lease is written it belongs to Carole and Beth. Angela will not be added at this time because the Assignment of Lynnville Park Lease Agreement adopted covers a one-time adding of spouse of significant other only. This does not cover adding children, other family members or others. Carole also provided a copy of her trust for personal property to be placed in her file. Paperwork was given to Jana Taylor to complete with Carole DeCorrevont and James McRae in the back of room.

Transfer of Lease Request – Overturf to Lillpop

479 W Hwy 68 - Bailey Overturf lives out of state and has already taken care of her part of the transfer of lease via notary. Todd Lillpop is requesting the lease be transferred into his name individually, not Rec Group, from Bailey Overturf. Rachel makes a motion to cancel Bailey Overturf's current lease. Doris seconded. Rachel in favor. Doris in favor. Stacy in favor. Motion carries. Rachel makes a motion to allow the lease to be transferred to Todd Lillpop. Doris seconded. Rachel in favor. Doris in favor. Stacy in favor. Motion carries. Paperwork was given to Jana Taylor to complete with Todd Lillpop in the back of room.

Transfer of Lease Request – Marrett to Marrett

429 W Hwy 68 – Kenneth Marrett and Mary Lou Marrett are requesting the lease be transferred to them from Jerod Marrett. Rachel makes a motion to cancel Jarod Marrett's current lease. Doris seconded. Rachel in favor. Doris in favor. Stacy in favor. Motion carries. Rachel makes a motion to allow the lease to be transferred to Kenneth Marrett and Mary Lou Marrett. Doris seconded. Rachel in favor. Doris in favor. Stacy in favor. Motion carries. Paperwork was given to Jana Taylor to complete with Jerod Marrett and Kenneth Marrett in the back of room. Mary Lou Marrett is not present but will complete at a later date with Jana.

Transfer of Lease Request – Jennifer Greenfield

391 W Hwy 68 – Don Pemberton, her father, passed away March 9, 2021. Jennifer has been taking care of his leased property and would like to request a transfer of lease. **Stacy:** Don Pemberton had a lease for the property on the east side of the driveway, where the carport and boat dock is located (391 W Hwy 68). His lease never included the building located on west side of driveway (401 W Hwy 68). That building and property on west side is and has always been in the town's name. Many years ago, when the swim beach closed, there was nothing to be done with the property so Don was allowed to use the property even though it is not included in his lease. Any work or improvements he completed on that building was not approved by the park board. He made those improvement/upkeep/changed for his own use on a building he was using for free (no lease payments) for 30+ years. There was also conversation between previous board members and Don that he knew the lease would not be renewed once he was gone. This conversation was during the time Jennifer's brother was staying at the property. Don was given the opportunity to allow his wife to be added to the lease but he declined so upon his death the lease is terminated. The Park Board is fine with allowing the family until June 30, 2021 to remove the personal property. The lease will not be transferred and will be taken back by the town for town use. **Jennifer:** For the future, what is the lease process in case a property comes available and we want to lease the property? **Stacy:** The person with a current lease would come before the Park Board and ask their lease be cancelled. Then the person(s) wanting the lease come before the Park Board to request the lease to be transferred into their name(s). There is a Lease Agreement to be filled out and signed. Any leases being transferred will be at the current rate and a transfer fee. **Jennifer:** What is the process if there is a structure on the property? How would that be financed? **Stacy:** The only place Stacy is aware that finances personal property on leased ground is LNB Community Bank because they know the situation with Lynnville Park. It is unusual to finance if you don't own the property and a risk for the financial institution. This is not to say other places won't do this but not aware of any other banks that will. Jennifer was not happy and made a comment about "cornering the market situation". Stacy further explained this is not the case. The park does not require anyone to use LNB it is just the way banks do business. An example is banks do not finance a mobile home in a mobile home park. It is common practice to own the land to get financing in banking. Stacy said she could check with whatever financial institution she would like to get financing, there is no restrictions where you go from the park or town. **Jennifer:** *I would like to go on record, since the building was basically a shell before it will be the same when it is returned.* **Stacy:** Asked if the plan was to put multiple shower and bathroom stalls back into the building. Jennifer: No, but we plan to take out all of the improvements we have made over the last 30 years. Stacy said she didn't think that was possible unless they planned on putting the showers and bathrooms back into the building.

Jennifer said she didn't plan on taking down walls they built but would be taking out plumbing, furnace and anything else their family has but into the building. Stacy said your family has had free use of the building for 30+ years. Jennifer stated there is no record of what was in the building when her family started using it. Mr. Bruner said he would like to see a record of what they planned on taking out of the building before it is taken out in reference to the structural property, they plan on removing. Jennifer said she would like a lot of things but won't be getting them either. Stacy said if Jennifer wants to get ugly about the situation, they could terminate the lease right now and lock the building immediately. The Park Board is trying to work with the family on this matter but Don was the only one on the lease and the building was not included in the lease so technically they could lock right now and not let anybody back in the building. Jennifer said the building was not usable and that is how you should get it back. **Stacy:** Nobody ever said it was not usable. It was said there were bathrooms stalls, shower stalls a concession area this means there was plumbing and electric there also. Jennifer said they did work on the building to make it nice over the years and kept it nice. Stacy said yes and you also didn't pay to use it or purchase the building. Your family had 30+ years use of the building and property. Your family chose to make unauthorized improvements/updates for comfort during this free use of the building which was not a part of the leased property and it is not right to go in now and destroy the interior of the building. Jennifer stated her dad put in many upgrades and did so much work on the building before her family was involved and she wants everything he upgraded/improved/replaced taken out. At this time, she addressed someone in the audience to say she would be "making sure you will get everything dad put into that building". The person Jennifer addressed said she was only interested in the carport and didn't want anything else. Person addressed by Jennifer is Carolyn Pemberton, Don Pemberton's widow. **Stacy:** Confirmed with Carolyn she only wanted the carport. Then addressed Jennifer about Carolyn only is concerned about getting the carport and does not want anything from the building. Jennifer: She put a stove in which will be removed. **Stacy:** Appliances may be removed. Jennifer: We are taking the furnace out because there was no furnace in the building before dad. **Mr. Bruner:** the furnace is part of the building and is not to be removed. You can take personal property such as beds, furniture, appliances but nothing that is part of the structure such as the furnace, plumbing, pipes, toilets. **Jennifer:** they put toilets and light fixtures in so they will be removing those also. **Stacy:** Those things are part of the structure so are not to be removed. Don was the one who made the changes and did, or paid to have the work done so these are not your changes/upgrades. The Park Board is willing to give you until June 30,2021 to clean out personal property ONLY but if this is going to continue, we will terminate and lock the building right now. The Park Board will still give Carolyn the time she needs to get the carport removed. How would you like to proceed? **Jennifer:** We want what we have purchased out of the building. **Stacy:** Provide a list and receipts of items you have purchased and would like to remove; we will go over the list to make sure they are not part of the structure. **Jennifer:** We have taken care of the property, kept it mowed and looking nice during the time we have used the property for free. There was a lot of time and energy put into that property and nobody paid us for any of this work. **Stacy:** This property is going to be utilized for the benefit of people of the Town of Lynnville and Lynnville Park. **Jennifer:** Would like it on record, if they decide to rent this property again, she would like a Right of Refusal. She said many people have told her they were not letting her transfer the lease because a Board member wants to lease the property for themselves. She conveyed she was angry about this and how unfair she feels by the refusal of lease transfer to her and her husband. Stacy assured her this was not the case. The property is not being leased to anybody. There are plans for the property to benefit the community and the Town of Lynnville. Stacy thanked her for coming tonight and said it was time to move to the next issue on the agenda. Jennifer made a couple of comments as she left the building.

Notice of Termination for lease at 433 W Hwy 68 – Terri Newman

Terri Newman received a Termination of Lease due to balance owed lease had not been signed and no proof of insurance. Terri explained she has not signed because she thought she had to have tax receipt before signing lease. She also said she has low immune system and doesn't drive so had not been able to get to leave her home to get to Lynnville to take care of any of these issues. Mr. Brunner asked if she had purchased insurance because a couple of weeks ago,

she said she would have it here last week. She said they have it written up and she has the money for them but could not make it to office before it closed. She also said she has the money she still owed on the lease. Mr. Bruner said there needs to be a time limit on getting all the insurance turned, balance paid and lease signed. These issues have been going on for many months and several notices have been sent before this Termination of Lease. Terri said she has been trying to sell the trailer and personal property but has not had any luck. Stacy asked what she has done to sell the personal property in way of advertising. Terri said word of mouth and Marketplace (online selling page). She has had some people who travel around looking to buy property have shown interest. Stacy wanted to clarify Lynnville Park does not allow subletting. She doesn't know what the people Terri has been talking to have planned but they should be made aware the land is leased and they would only be purchasing the personal property from her. If they are interested in leasing, they would come make that request before the Park Board. Terri said she has already informed them. There was more discussion concerning lack of communication, having insurance on personal property. After the discussion it was decided Terri was given until close of business April 21, 2021 to have proof of insurance paid in full, lease completed and signed and balance owed or the lease is terminated. Terri continued to argue with Mr. Bruner and the Park Board members. Doris then made a motion to allow Terri Newman until 4:00pm, April 21, 2021 to have proof of insurance paid in full, balance due and lease signed or the lease is terminated. Rachel seconded. Rachel in favor. Doris in favor. Stacy in favor. Motion carries. Terri asks if the lease is terminated does she have 30 days to get property cleaned out. Stacy said she would have 30 days from date of termination. Jana is here tonight so any further questions may be addressed to her. She will also be the one you will need to see to take care of lease.

Bill Putt – Lynnville Superintendent :

Monthly Income: March 2021

Revenue \$22,693.68

Expenditures \$74,843.00

Current Balance \$108,496.46

"To-Do" List

There have been several items completed on the list and have added some other items.

Fire rings for the several of the camp sites have been assembled and replaced. There are some old ones that are damaged and have been fixed or replaced. John has cleaned out the rest.

Was able to get Ford Ranger truck repaired and working. They have been able to use it around the park for maintenance projects.

There is an area in the park office set up with another desk, filing and storage for work on leases.

Monthly Work List

With John, they have identified and made of list of trees on campsites which will be removed.

Working on cleaning up the camping areas where the new water lines were replaced. Extra rock was added to the muddy areas. All the valve boxes had to be straightened due to the soft ground from all the rain.

In the process of making maps of the different sections and what is offered in each section for the camping sites. A map showing which water valve operates which campsite.

Locates where called in to mark their lines because while the work on the water lines were being done buried wires that are not connected to anything were found in several areas. Once the dead wire is identified it will be removed.

The trash cans for the trail have been pressure-washed but would like to wash them again before painting, staining the wood and placing them along the trail.

The lighting issue in the bathrooms has been repaired and the lights outside the bathrooms that has not worked in quite a while has been repaired. As of this morning they are working and have not had any issues with them.

An estimate on renting a lift to put up a light at the boat dock has been requested. Until a light can be placed at the top of the pole, a flood light could be installed to light up the boat dock. The flood light could be installed fairly easy and would keep the area lit enough for boaters. We currently have all the equipment besides a photo-cell for the on/off switch. The Park Board agreed they would like Bill to go ahead and install the flood light at the boat dock. They have already put some solar lights on the boat dock and handicap ramp. The docks have also been treated for the algae build up. It has been left to grow for so long it will probably take a couple of applications. Bumpers have been placed around the dock edge also.

There is an area that would be a better area for the kayak launch. There is room for approximately 50 cars and possibly more if trees and brush were cleared and about 150ft of walkway. The area is back away from the RV hook-up areas and would solve a large amount of the parking issues. The launch would be on the little peninsula which would give them 2 sides to launch. This would get the kayakers away from the boat dock and ramp. This would also free up a flat area he would like to designate as a handicap area.

There is the ability to have 29 parking spaces put in near the Rec building and shelter house. This area could be designated for any vehicles not trailered. Trailered vehicles could be parked by the new shop. This could get the vehicles out of the camp sites so the sites would not look so cluttered and there would be more room for the campers to enjoy their camping space. It is also not safe to have extra vehicles and equipment packed into small spaces. These areas are solid-packed ground and could be graveled. Neither of these areas are being used for any other purposes at this time and they are out of the way. The Park Board members would like Bill to map out these areas and what they will be used so they can see the different areas on paper but it thought the ideas sounded good.

Stacy: There is a local resident who does work with aerial drone footage. Tecumseh Trail has worked with him for some of there footage. It would be great if the park could get with him to show what the park has to offer and possibly put some pictures on the website.

One of the other problems identified in the park is trying to give people directions around the park. To help with this problem some of the roads have been given names. He would like to get with the Board at some point to look over what he has come up with so far. The names could be changed but this makes it much easier when giving direction to campers and even employees. Some of the roads have been named after the old coal mine cranes. The park board liked this idea. Stacy said if they were able to get the aerial map of the lake, they could even name some of the islands in the lake also. Once names are decided, signs could be put up.

While the trail was being built, they unearthed a whole bunch of garbage. Some of it has been cleaned up but some has not. Some of the garbage is old equipment tires which weigh approximately 3000lbs, old telephone poles and other various old equipment that was buried years ago. A.J. from the coal mine is going to contact someone to help if not able to move the tires since they are so heavy. The rest will just take some time to get cleaned up.

Supplies have been purchased to make the plexiglass windows. Plan to build and get them installed within the next week of 2.

Several applications have been turned in and some interviews have been scheduled for the week and next. Working on getting the new hires trained.

Stacy: New hires are Steven Ross, Noah Rickett and Tyler Mullins.

Sales Refund Report

Nobody has any questions or concerns.

Itemized List of Sales

Nobody has any questions or concerns.

Lease Violations for Delinquent Utility Bills

None for this month

Mr. Bruner – Town Attorney:

Nuisance Complaints Updated Since 3/16/2021 Meeting

12623 E County Rd 1025 S – Termination of Lease

Several notices have been sent and there has been no response.

Outstanding Lease Updated Since 3/16/2021 Meeting

104 Violet Ln – no payment, lease signed, insurance or personal property taxes – Notice of Termination

Notice of Termination sent. No response.

433 W Hwy 68 – no insurance, balance due – Notice of Termination

Notice of Termination sent.

** Discussed previously in this meeting – Terri Newman

210 Violet Ln – no insurance – Notice of Termination

Notice of Termination sent. No response.

E 1025 S – refusal to sign lease – documents from Jana

Copy of Notice of Eviction has been brought for Park Board to look over and approved before sent. All board members agree the letter is satisfactory and may be sent.

113 Red Sage Ln – sublet – Notice of Termination

Notice of Termination sent. No response.

Brian Cook – Town Superintendent: Not Present

Tim Reibold – Fire Department: Not Present

Don McVey – Park Advisor:

Nothing to add

Brett Kruse – Park Advisor:

Nothing to add

Lauri Stockus Clerk-Treasurer:

Nothing to add

Doris Horn:

One of the products Fibertech Industries make is kayaks, they make any repairs if they are damaged. Mr. Feldmeier, works there and has given some cards in case the park would have any damage or if any of the kayakers need this service.

Rachel Titzer:

Met with Lutz Concrete to confirm the estimate for the new playground border had not expired or the price had not been raised. Eric Lutz confirmed the estimate will be honored. Bill and John have been working on removing rocks and leveling the ground. They said there were a couple of big rocks they would dig out. Going to contact the volunteers to schedule to have the playground equipment moved to the new playground site. Eric does want the equipment moved onto the new site before he pours the concrete border. The timeline for the concrete to be poured will be June 2021. Bill has the Lincoln Log house stained and ready to be moved to the playground.

Warrick Trails is donating a basket to the Run Victoria Event in May 2021. Dianne Harris would like to donate a gift certificate for a 2-night stay in full hook-up to Lynnville Park she won a couple of years ago during National Night Out. She would like to trade it for a newer certificate. She would also like to know if Lynnville Park would donate to the basket. The Park Board decided to donate a 1 5-hour session kayak rental gift certificate to the basket and replace Dianne Harris' gift certificate for an updated one.

Stacy Tevault:

Gift Certificates are to have expiration dates print on them to expire in 1 year from purchase date.

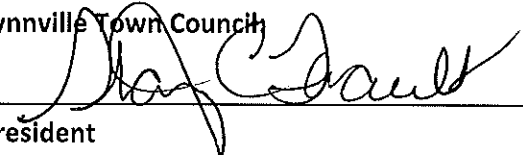
Person in the audience asked if the annual pass was \$35 per person and not per family and commented they thought that price was pretty expensive. After some discussion of pricing from various parks nearby including Interlake, it was discovered Lynnville Park's annual pass is around half the cost of other parks. Also, if a minor under 16yrs of age is with a parent with a pass, an annual pass does not have to purchased for the minor. This is not the case for other parks in our area.

Lynnville Town Wide Yard Sale is Saturday, April 24, 2021. There are only a couple spaces left to rent inside the Community Center. Stacy asked Lauri to share this on the yard sale Facebook site. There is not a map of yard sales this year but some of the residents are sharing address of sales on the site. Also post there are supposed to be a couple of food trucks coming

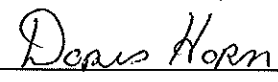
Next Meeting: May 4, 2021 6:00pm @ Town Hall

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

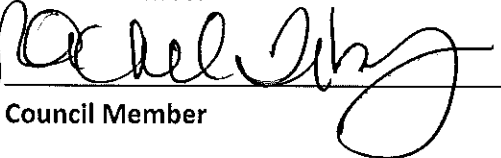
Lynnville Town Council



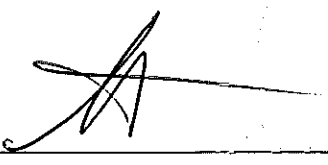
President



Council Member



Council Member

Attest: 

Clerk-Treasurer