

# Lynnville Town Council-Park

## June 15, 2021 Agenda

**MOMENT OF SILENCE – PLEDGE OF ALLEGEANCE**

**CALL TO ORDER**

**APPROVAL OF MINUTES: May 4, 2021 and May 18, 2021**

**APPROVAL OF CURRENT BILLS: June1, 2021 – June 15, 2021**

**TOWN BUSINESS:**

- Melissa Hargrave request for hearing concerning her utility bill
- New refrigerator for Community Center – tabled from last meeting – Doris Horn
- Gutters for Community Center
- Approval of Commonwealth Bills
  - Invoice #49524 – Meter Replacement Quote Package - \$4,001.47
  - Invoice #49525 – Final Design for Spurgeon Project - \$20,520.00

**NEW BUSINESS:**

- Request to take down dead trees and limbs – 304 Deer St
- Request to transfer lease – Poulton/Skelton
- Trail Etiquette signage proposal
- Combination key lockbox for park and town – Bill Putt

**REPORTS:**

Fund activity May 2021:

Revenue	\$17,813.59
Expenditures	\$27,748.37
<b>Current Balance</b>	<b>\$99,001.75</b>

“To-Do” List

Monthly Work List

Sales Refund Report

Itemized List of Sales

Lease Violations for delinquent utility bills

**J. William Bruner, Attorney**

Termination of Lease Report

**Lauri Stockus, Clerk-Treasurer**

**Stacy Tevault**

**Rachel Titzer**

**Doris Horn**

**Don McVey, Park Advisor**

**Brett Kruse, Park Advisor**

**ADJOURNMENT**

**NEXT MEETING: July 6, 2021, 6:00pm @ Town Hall**

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

June 15th, 2021

- 1 Wayne & Barbara Summers
- 2 Becky Osha
- 3 Kelly Skelton
- 4
- 5
- 6
- 7
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- 10

# Town of Lynnville Park Board

June 15, 2021

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

Absent: Scott Whitfield, Tim Reibold, Brian Cook

## Call to Order

## Moment of Silence – Pledge of Allegiance

## Approve Minutes

Rachel makes a motion to approve the May 4, 2020 minutes as presented. Doris seconded. Rachel in favor. Doris in favor. Stacy in favor. Motion carries.

Doris makes a motion to approve the May 18, 2020 minutes as presented. Rachel 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 June 1, 2021 – June 15, 2021 as presented. Rachel seconded. Rachel in favor. Doris in favor. Stacy in favor. Motion carries

## Town Business:

### Melissa Hargrave Request for Hearing Concerning Her Utility Bill

Melissa Hargrave is not present. Tabled until next Town Council meeting.

### New Refrigerator for Community Center – Tabled from past meetings – Doris Horn

Rachel: When measuring the current are for refrigerator, there would not be enough room due to stove placement for a double refrigerator only a single. If the double refrigerator was placed on the other wall there it would give more room and still have room for buffet lines to go on both sides of counter. All board members agree they would like a double refrigerator to replace the single. They can put it on the other wall or move stove to make it fit. Rachel makes a motion to purchase the double refrigerator for \$2405.00 for the Community Center. Doris seconded. Rachel in favor. Doris in favor. Stacy in favor. Motion carries

### Gutters for Community Center

Roof on each of front porch is running down and washing ground away from the foundation. The total is 41-ft couldn't get any companies to give an estimated for less than 100-ft. Brian said with Bill's help they could put the gutters up themselves. Rachel made a motion to allow Brian to purchase the supplies needed to repair the gutters with Bill's help. Doris seconded. Rachel in favor. Doris in favor. Stacy in favor. Motion carries.

### Approval of Commonwealth Bills

Doris makes a motion to approve Invoice #49524 to Commonwealth Engineers for Meter Replacement Quote Package in the amount of \$4,001.47. Rachel seconded the motion. Rachel in favor. Doris in favor. Stacy in favor. Motion carries.

Doris makes a motion to approve Invoice #49525 to Commonwealth Engineers for Final Design of Spurgeon Project in the amount of \$20,520.00. Rachel seconded the motion. Rachel in favor. Doris in favor. Stacy in favor. Motion carries.

**New Business:**

Request to Take Down Dead Trees and Limbs – 304 Deer Ln

Doris makes a motion to allow the lessee to have the requested trees taken down and removed. Rachel seconded the motion. Rachel in favor. Doris in favor. Stacy in favor. Motion carries.

Request to Transfer Lease – Poulton/Skelton

Rachel makes a motion to allow Colleen Poulton to transfer the lease at Lot #94 to Kelly Skelton. Doris seconded the motion. Rachel in favor. Doris in favor. Stacy in favor. Motion carries.

Trail Etiquette Signage Proposal

**Stacy:** Chrissy Ash submitted a signage proposal. All Park Board members agree list of etiquette signage presented is a good idea. Doris makes a motion to allow Chrissy Ash and the Trail Committee to move forward with the etiquette signage resented. Rachel seconded the motion. Rachel in favor. Doris in favor. Stacy in favor. Motion carries.

Combination Key Lockbox for Park and Town – Bill Putt

**Bill:** To have better key control for the park office, a push combination lock would be better than key lock. There have been employees who no longer work for the park but did not return keys or opening employees forget their keys in morning. With push combination lock, the code could be changed when someone quits or is fired instead of having to change the lock and getting everyone new keys. All Park Board members agree this is a great idea. **Stacy:** This is under the \$ needed for a motion so go ahead and get the locks.

**Bill Putt – Lynnville Superintendent :**

**Monthly Income: May 2021**

Revenue	\$17,813.59
Expenditures	\$27,748.37

**May Month End Balance \$99,001.75**

“To-Do” List

The mechanical arms have gone up significantly since last year. If a gate arm is put up the traffic pattern would need to be changed. Bill would like to remove the brick pile covering the hole with the old electric and seal up the hole. **Stacy:** Put the mechanical arm on hold for now and possibly come up with a different idea.

“No Wake” signage is up at the boat ramp. There is also a “No Jet Ski” sign up now.

Received the forms to collect all the information for each camp site. The information to be gathered is length, width, height, what side the utilities are on, distance to restrooms, etc.

There is a natural spot for kayak launch that would be a great spot. There is more parking potential and room for loading and unloading. It is visible from boat ramp and existing kayak ramp; it could also be used as a secondary boat ramp in the case of an emergency. There was some discussion between Brett and Bill concerning algae and checking how deep the lake is in this area also killing the algae.

There have been around 30 near Rec building and around 80 near kayak area parking spots lined out with railroad ties.

Boat dock lights are still being worked on to find a solution to get working but at this time still have not found the break in the line/electricity from light to breaker.

Depending on rain, will be trying to clean up garbage unearthed by construction of Tecumseh Trail next week.

Trashcans for Tecumseh Trail should be completely painted by the end of this week. Once they are painted and the paint is completely dry, they will be placed along Tecumseh Trail.

To get an aerial picture of Lynnville Park was thinking about going on Google Earth. Stacy said she has been meaning to contact somebody with a drone to get those pictures.

Since Steven broke his foot, he has been working on the computer creating the different maps on the list.

Bill asked how the Park Board would like him to disposing of the old trailer and other trash metal they found while cleaning different areas of the park. Suggested to call someone who collects scrap metal to come pick it up.

Research on aeration system options for Lynnville Lake.

1. Electric fountain
  - a. Runs off of electricity
  - b. Cost: run electricity, cost of system, continue electricity while running
2. Windmill system
  - a. runs off a bubbler system – waterline is run to bottom of lake and air bubbles to push air up
  - b. Cost: runs when wind is blowing

Both cost about the same for installation but there would not be operational cost of the electricity on the windmill system since it runs off of wind instead of electricity. The windmill is also preferred by professionals because it is bringing the oxygen-poor water from the bottom to the top and is healthier for the lake. The windmills can be 16, 24 or 28 feet tall depending on the type. The taller they are the better they function. When asked where the windmills would be placed Bill said 1 could be on the peninsula and another at end of boat ramp. One of the problems with the fountain Bill sees is boaters and kayakers running the base over and/or damaging it trying to drive/ride under the water.

Monthly Work List - Completed

Sales Refund Report - Completed

Itemized List of Sales - Completed

Lease Violations for Delinquent Utility Bills – Completed

Rebecca Osha Not on Agenda but Requests to Address the Park Board

**Rebecca Osha:** Went to pay lease but subtracted 10% from her bill because from her understanding she was to be grandfathered into a 10% increase instead of the 20% everybody else received. The person in the park office wouldn't take her check because it wasn't for the amount on the invoice. Rebecca said that someone paid Bert back 10% last year and this year. She was told this is not true and he and anyone else who does not pay their whole lease amount will get a bill for the remaining amount they owe. Rebecca said she didn't think the issue was ever resolved. Stacy said it was resolved in the Town Council and Park Board meetings in 2020. Rebecca clarified she meant it was not resolved in the lessee's favor.

**Mr. Bruner – Town Attorney:**

Termination of Lease Report

**Stacy:** Due to the change in personnel, it is stated on the record to let all employees know DO NOT accept lease payments, signed leases or any other lease related paperwork. The employees are to provide them with Mr. Bruner's office number to speak with him or make an appointment. Bill said he would make sure all Park employees are made aware.

1. 108 Violet Ln. Lynnville, IN 47619 – Termination of Lease was sent April 6, 2021 with 30 days to remove personal property. **Stacy:** The 30 days to have personal property removed has passed on this, with the change in personnel it has fallen through the cracks. The 2020 lease still has not been paid; personal property taxes are extremely past due; the residence where she is currently staying is also a Lynnville leased property and the personal property taxes there are also extremely past due. **Mr. Brunner:** the Violet Ln property is considered an abandoned property due to being well past the 30 days given in the Termination of Lease and personal property was not removed. At this point the personal property is owned by the Town for failure to comply with the notice for removal of personal property. The Town could start cleaning and removing the property or look into a service to clean and remove the personal property.
2. 12623 E County Rd 1025 S. Oakland City, IN 47660 (217 Doerner Rd) – Spoke with the lessee’s attorney and he would like to know what the Park Board would be willing to do if the property was cleaned. There was some discussion about how bad the property is and the violation notices go back over 2 years to clean it up but it has never happened. This one may need to go to court which will be in Princeton.
3. 433 W. Hwy 68 Lynnville, IN 47619 – the personal property has not been switched to the current lessee’s name. It has been over a year since the lease transfer. It also has delinquent taxes. Informed her the lease has been terminated and she has until July 14, 2021 to remove her personal property or it will be considered abandoned and the Town may do whatever the Town wishes with any personal property left on the leased lot.
4. 113 Red Sage Ln. Lynnville, IN 47619 – tried to contacted their attorney on Friday but have not heard anything from the residents or the attorney yet. Will try to contact the attorney again by Friday. The notice gave them until the end of June 2021 to remove personal property from leased lot.
5. 12927 E 1025 S. Oakland City, IN 47660 (113 Doerner Rd) – Spoke with his lawyer and let him know the only issue with this resident is signing of the lease. All other requirements have been met so if he signs the lease the eviction will be withdrawn. His lawyer or him personally will make contact after he speaks with resident.

**Stacy:** While doing research, there are at least 7 lots with delinquent taxes and 1 or 2 with extremely delinquent taxes going back years and only researched half the properties. {print outs of delinquent tax list was given to Mr. Bruner for inspection} **Mr. Bruner:** if the taxes are past due and especially these couple that are grossly delinquent, they should not have had leases renewed or been able to sign new lease in 2020. Proof of paid taxes is one of the prerequisites for the lease. **Stacy:** Past employees were not following through with what they should have been doing and now the leases are out of control. There was some discussion of hiring someone to get the leases in some kind of organized, workable order. Also discussed how important the leases are since they are a big part of how Lynnville Park is funded annually. **Mr. Bruner** mentioned these are legal contracts and should be handled as such and the leases ask for specific information like receipt of taxes, proof of insurance and ID. If the contract asks for something there is a reason There should be no exceptions, everybody is required to produce the same information. Picking and choosing what you require from different people makes the Town and Park legally venerable. {unsure of who spoke at this time}: You also want to be careful because if you do favors for one person and not another you will have a mess on your hands. After some more discussion everybody agreed all the same information is required from everybody with no exceptions from now on.

**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 – Nothing to Add**

**Rachel Titzer**

There have been some reports the Observatory has not been maintained this year and the grass inside the fence is grown up and there are weeds and little trees growing up all over the area. Bill confirmed this and said he has talked to them several times this year. He also said there are people ask weekly about how to join the astronomy club or want information but people at the observatory don't return messages or give park employees information to pass on or anyway to contact them at all. Stacy asked Bill to give her the contact information he has so she could try to reach out to contact them. In the mean time, have John mow the area.

When the Rec Building or Community Center is rented, the person giving the keys is to go over how/what is expected with the person picking up the keys (where to put trash, building is to be cleaned, where to return keys, etc.). It would probably be a good idea to have something printed up to hand to them when they pick up keys even though the information is in the rental agreement, sometimes they fill it out 6 months or more before the event or at least have list printed and hung at each site/building with the rental rules.

A "Keep Door Closed" sign on the Rec building door to remind people not to prop the door open or remind them to close it when going through. Renters had it propped open over weekend with A/C running the whole time.

There are 3 electrical companies interested in giving bids for wiring repairs/replacements for the park.

Wilcox is going to put an estimate together for clearing trees and brush around the lake by the campground. Bill said the park groundskeepers and outside help could do this. They have already started clearing and have been doing about 15-20 feet per week as long as it does not rain during the week. They would also get a lot of this type of work done during the off-season and winter when it is not so hot. Bill said if they tell him what area is most important to them, he could get that done. The outside employees he has right now are hard workers and do a good job. Stacy agreed she would like Bill to have the employees complete this project if he thinks they can do it. Bill said he is confident they can do this themselves.

**Stacy Tevault**

Spoke with Nathan Patterson to thank him for all the work he had done in our community especially since he doesn't live in Lynnville. He does however recruit at Tecumseh and has made Lynnville "His Town". He has helped with several projects around town and volunteered his time to help and better our community. He may want to start a youth group in the near future to help keep kids on the right path in life.

Received notice from Andy Zellers, who is handling the Covid CBDG Phase 3 Grant. There have been 9 applicants who have filled out paperwork so far. If approved by OCRA, each applicant will receive \$10,000. The businesses that has submitted their application and paperwork are as follows:

1. Be-You-Tiful Spa
2. Black Horse Barn, LLC
3. CHR Plastics, LLC
4. Diana's Casual Cut
5. J&B Lumber, LLC
6. Old Fox Inn, INC
7. Rachel Renee Permanent Cosmetics

- 8. Tim's Auto Repair, LLC
- 9. Wilcox Earthworks

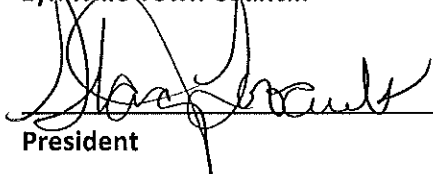
Doris makes a motion to approve the list of business and allow OCRA to move forward with the grant. Stacy seconded. Rachel abstained. Doris in favor. Stacy in favor. Motion carries. There are still around \$30,000 available if anyone knows of other business that did not apply this round.

DNR would like to set a meeting to meet with Town Council to go over some ideas about the Falls and high walls. There will be an Executive Session set as soon as there is a time all the Town Council has time to get together which has not worked out yet. This is something DNR has been looking into for 3-4 years but something needs to be done to help reduce the number of accidents and people getting hurt out there by taking away the temptation to break the rules.

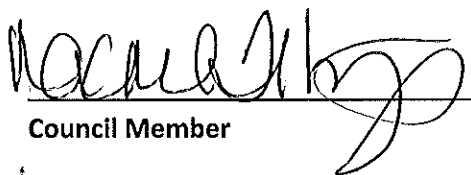
**Next Meeting: July 6, 2021 6:00pm @ Town Hall**

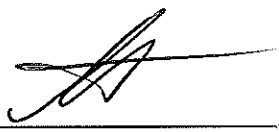
Stacy entertains a motion to adjourn the meeting. Doris makes the motion to adjourn. Rachel seconded. Rachel in favor. Doris in favor. Stacy in favor. Meeting is adjourned.

Lynnville Town Council:

  
\_\_\_\_\_  
President

  
\_\_\_\_\_  
Council Member

  
\_\_\_\_\_  
Council Member

Attest:   
\_\_\_\_\_  
Clerk-Treasurer