

Town of Russiaville, Indiana  
Regular Council Meeting  
Russiaville Town Hall  
June 19, 2017

Council Present – Jeff Lipinski, Don Parvin, Rob Hewitt, Kyle Parvin, Cindy Aeschliman

Corbin King, town attorney, was also present.

Jamie Lyons gave prayer, and Jeff Lipinski called the meeting to order.

Minutes from May 15, 2017 council meeting were approved.

Plan Commission – Mike Kanable stated he had nothing to report, no permits written.

Board of Zoning Appeals – Roger Waddell stated no new business.

Russiaville Historical Society – No one was present, therefore nothing new to report.

Park & Tree Board – This will be talked about in a minute.

Summer Fest – There will be things to talk about later in the meeting.

Streets & Wastewater – written report given. Mike Collins was present and also stated that new floats were installed on main lift station at Russiaville wastewater plant. Repaired lower skimmer arm on East tank.

Tags were hung at residences on 4<sup>th</sup> street, after it kept getting clogged with feminine hygiene products. It has been better since they hung the tags.

Rob Hewitt asked about 655 E. Kinsey Dr. It had just been mowed with a bush-hog by Dave Carter, but he would like the Town guys to go and mow in again to get it to look how it needs to. Don Parvin stated there would need to be some clean up involved first before we do that.

Marshal – Written report was given. Randy Vannatter stated the repeater for the tornado siren had been fixed.

Jeff Lipinski asked Roger Waddell, who was present, if he remembered if the original bill from J&K Communications was for all of the charges for the new radios. Roger was unsure since it had been so long ago. Jeff said they will figure it out.

Don Parvin also asked Randy Vannatter how our K-9 was doing. Randy stated that Ellie was doing fine and working hard.

Treasurer's Report – reports were given. Megan Reel had a few other things to report. Megan had filed 3 liens this month, and there were 3 mowing letters sent out. 2 of the properties have been mowed, one by the Town and the other by someone else as it needed a bush hog. Megan also reported on the Community Center rentals. Up to this date in 2017, it has brought in \$2,290.00.

TIF – Jeff Lipinski met with Blake Bergen and one of his associates about this again. They hope to be at the July council meeting to discuss how much money the Town will be able to bring in through the TIF District. They like the idea of these new places going in because they are 100% TIF-able.

Kieser – Mr. Kieser stated the Comprehensive Plan was passed on the first reading last month. He also said there needed to be a meeting to discuss the subdivision ordinance further.

Don Parvin made a motion to suspend the rules and pass the Comprehensive Plan on the second and third readings. Rob Hewitt seconded, and the motion carried with Don, Rob, Cindy, and Kyle voting for passage.

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There will be a working meeting held on July 19, 2017 for the Subdivision Control Ordinance at 5pm. They will also have the updated building ordinance.

Mr. Kieser gave a short talk about what our Zoning will look like, and the resources that will be available to be able to give people zoning information.

Don Parvin made a motion to pass the Zoning Ordinance and the Subdivision Control Ordinance on the first reading. Rob Hewitt seconded, and the motion carried with Don, Rob, Cindy, and Kyle voting for passage.

Mr. Kieser said they had done an environmental review letters for the RTP Grant, for the Recreational Trail. Things are moving along with this.

Insurance Audit – Don Parvin is working on the issues. He asked if the council would be ok if he signed off on these matters after they were fixed to get this taken care of. They all agreed that it would be fine for him to do that.

Trash – We need to bid out the trash contract and then Corbin can finish this.

Claim from Storm Damage – Corbin said he spoke to them after he resubmitted the claim with the Town's address on it. They responded back to him that it was too vague.

CC Rates – Park Board has looked at this again. Rick Homkes reporting for the Park Board said they would like to suggest: \$150.00 a day on Friday, Saturday, and Sunday. \$100.00 a day Monday thru Thursday. No more 4 hour bocks, the rental would be for the full day. A deposit of 50% of the rental amount that depending on the cleanliness they could get back, and no extra kitchen fee.

Cindy Aeschliman thought that we should advertise it more.

Linda Schermer said when they went in to get lunch ready for the senior class in May it was not clean in there at all. She told of some of the things that she thought should have been clean that were not. Cindy Aeschliman suggested a check list for the people to follow for cleaning after they were finished with their rental. It may be necessary for someone to meet with them to make sure it is clean to our standards when the renter is finished.

We need to revise the Community Center Agreement that people sign when they rent it. People should not be in there until the day of their rental. If they want to be they should pay for extra days.

Don Parvin made a motion to change the Community Center rental rates to the above mentioned effective August 1, 2017. Kyle Parvin seconded, and the motion carried with Don, Kyle, Rob, and Cindy voting for passage.

Functional Devices – Corbin King stated that we are just waiting on the appraisal. Cindy Aeschliman stated that she still had people that were interested, she asked if we would send the appraisal to her email to get to them.

As for the contents, Corbin asked what he thought all combined what it was worth. Corbin said if it is over \$5,000.00 then we have to publish it in the paper 15 days prior to the sale.

Don Parvin made a motion for Corbin and Megan to handle the dates and the newspaper filings for the auction of the contents at Functional Devices. Rob Hewitt seconded, and the motion carried with Don, Rob, Cindy, and Kyle voting for passage.

Corbin King said on property that Steve Jones is buying from the Town, there is some overlap on the East end of the property. Corbin is having the auditor double check this for him. Steve Jones's closing for the property is this Thursday, he and his bank would like assurance from the Town that we will get deeds from the owners, or if they don't cooperate it would be a quiet title action. He said it looked like there were five people that there is an overlap. Corbin will have more information on who, but he may need help from the community to help get this done. Jeff Lipinski asked if this was an infringement. Steve Jones stated that the bank and Moore Title had called him about the overlap onto the property that he is buying and they are not cool with that. Steve's bank would just like assurance that the Town will take care of this matter. Don Parvin made a motion for Corbin to take care of the issue with the overlap, either by quick claim deed or quiet title action, so that Mr. Jones can close on the property on Thursday. Kyle Parvin seconded, and the motion carried with Don, Kyle, Rob, and Cindy voting for passage.

Harold Hill property – Corbin has this at the auditor's office, to make sure of the zoning. We may just have to record it to be zoned commercial as the minutes from when it happened state. He will just take care of it if that happens to be true with them. Don Parvin made a motion for Corbin to take care of the Harold Hill property. Rob Hewitt seconded, and the motion carried with Don, Rob, Cindy, and Kyle voting for passage.

Trash at Businesses – Megan Reel said she was asked by the Junk Situation if there was a possibility that she be able to put out a trash tote like residential

people because of the amount of trash she has weekly (only a couple of bags). Don said our contract is for residential only and not businesses. The council said that if they did it for her they would have to do it for everyone, and that is not something they are willing to do. Businesses, big or small, will have to take care of their own trash disposal.

Flags – Megan Reel asked the council if she could donate 7 flags that she found in the closet and cannot use (they are the wrong size) on the Town's flagpole to the cemetery board. Rob Hewitt made a motion to allow Megan to donate the flags to the cemetery board. Cindy seconded. Don Parvin and Kyle Parvin both abstained as they are on the cemetery board. Jeff Lipinski voted in favor of the motion, and it carried with Rob, Cindy, and Jeff voting for passage.

Kaleb Hollingsworth was present. They bought the 36 acres behind the Honey Creek Hills Subdivision. He would like to put a septic system in instead of tying in to our wastewater system. Mark Fulk said there is a state ordinance that says if you are within 300 feet from a collection system you have to connect to it. Kaleb said he was 1200 feet from our system. Jeff Condo asked Kaleb about subdividing the property, and eventually each house that would have to hook on to our system would draw his house closer to our system too. Kaleb has no current plans to subdivide it. Rob Hewitt made a motion to allow Kaleb to put a septic system in on his property. Cindy Aeschliman seconded. Don Parvin abstained, he feels there should be a written agreement before this passed that Kaleb would not subdivide the land. Kaleb will meet with Corbin to sign paperwork that he will not subdivide the land. The motion carried with Rob, Cindy, and Kyle voting for passage.

Roof on the Maintenance Building – When Shane Pickens was doing the roof at the wastewater plant there was a small fire that was his fault. They ended up doing the other roof at the wastewater plant for free, therefore we still have \$1575.00 that was allocated for that roof in our budget. Shane Pickens is also giving us \$301.00 for the damages of the fire.

We also had allocated \$2000.00 for the coating on the roof of the maintenance building that did not get done yet.

A metal roof on the maintenance building will cost \$5700.00, so with all the money we had allocated and the gift and the damages money, Don Parvin would

like to spend the extra \$1824.00 to have Shane Pickens put the new roof on the maintenance building. This will void last month's minutes on this matter. Cindy Aeschliman made a motion to put the new roof on the maintenance building. Rob Hewitt seconded, and the motion carried with Cindy, Rob, Don, and Kyle voting for passage.

Randy Vannatter – Don Parvin made a motion to make Randy Vannatter's pay retroactive to May 1, 2017 in the amount of \$38,500.00. This is when he officially became Marshal. Cindy Aeschliman seconded, and the motion carried with Don, Cindy, Rob, and Kyle voting for passage.

635 N. Union St. – Don stated that he would like to have an inspection done on 635 N. Union St. and 655 E. Kinsey Dr. We have mowed both of these. If the inspection comes back on 635 N. Union St. Don would like to be able to start proceedings on this property with a notice to demolish it. H&W will inspect it. Don Parvin made a motion for H&W to inspect these properties. Kyle Parvin seconded, and the motion carried with Don, Kyle, Rob, and Cindy voting for passage.

Paving and Grant bids – There is a grant for road paving that is a 25/75 match, and Don would like to use \$50,000.00 from the sale of the property to apply for this grant. Don Parvin made a motion to allow \$50,000.00 from the sale of the property to be used to match the 25/75 grant to pave roads in 2018. Rob Hewitt seconded, and the motion carried with Don, Rob, Cindy, and Kyle voting for passage. Don also asked if we could find another \$25,000.00 in the budget to use for toward the grant if at all possible. Council agreed.

Pavilion – Don stated that the difference of the money for the materials that were needed to do the extra things for the pavilion is \$1163.20. Don Parvin made a motion to give the Summer Fest the \$1163.20 to pay for the extra things needed. Cindy Aeschliman seconded, and the motion carried with Don, Cindy, Rob, and Kyle voting for passage.

Parking – This will be dealt with when we get the new ordinances.

Budget – There will be a special meeting for this July 11, 2017 at 5pm.

Megan Reel – Don Parvin made a motion allowing Megan Reel to get paid for the special meetings that she attends, and for this to be retroactive for all the meetings up to this point. Also, a mental note to put this in the salary ordinance for next year. Rob Hewitt seconded, and the motion carried with Don, Rob, Cindy, and Kyle voting for passage.

Sidewalk in the Park – There were 3 quotes received for this project.

Cole & Sons - \$11,791.53

Brewster - \$5,400.00

EJ O’Neal Construction – \$4,800.00

Don Parvin stated that if he got the bid he would fix the concrete issue at the Community Center for free.

Don Parvin made a motion to accept the bid from EJ O’Neal Construction for \$4,800.00 with the exception that he will do the concrete work at the Community Center for free. Rob Hewitt seconded, and the motion carried with Don, Rob, Cindy, and Kyle voting for passage.

Jeff Condo – Mr. Condo stated there was a resident in Honey Creek Hills that would like to put up a building on his property that is right next to our easement. If the homeowner gets approval he wants to cut 2 trees down and put a driveway for his building coming off our easement driveway. Mr. Condo wants to know if he needs to get approval to be able to do this. The residents name is Tim Larimore that wants to do this. Corbin stated if he tears things up he has to fix them and make them the way they were. Mr. Larimore would also need to get a permit from the Plan Commission to erect this building. He would also have to go to the Board of Zoning Appeals for a variance.

Resolution 2017-05 – Naming Park Grounds in Russiaville. Don asked if we were going to vote on each individual bullet on the resolution. Jeff said “no” we are voting on it as a whole. After some discussion to what this all was for Rob Hewitt made a motion to accept Resolution 2017-05. Cindy Aeschliman seconded. Don was opposed. The motion carried with Rob, Cindy, and Kyle voting for passage.

Liability Insurance – We have a quote from Gangwer Wyrick, and we are waiting on one from Regions Insurance. We will decide on insurance renewal at the July 11<sup>th</sup> meeting.

Comments from guests.

Al Morandi said he was under the impression that the entrance for the Dollar General was on 775 West. However, it is not. He is worried about there not being turn lanes to get in there. Council said that would be a state issue.

Jamie Lyons from the Russiaville Friends Church was present to ask for a portion of East Street, between State Road 26 and College Street, to be closed for a 2 hour period. They are planning to do a walk to bring awareness about suicide on October 1<sup>st</sup> with a rain date of October 2<sup>nd</sup>.

Also they are planning to have 100 teens at the Church on October 8<sup>th</sup> and would like to have the same portion of East Street closed again for an event they are doing. Don made a motion to allow this portion of East Street to be closed on these 2 dates for the mentioned events. Cindy Aeschliman seconded, and the motion carried with Don, Cindy, Rob, and Kyle voting for passage.

Mark Fulk asked about the cut out on Union Street, north of North Street. Don Parvin said it is the Crail residence and it is our issue to fix. It cost over \$380.00 to get a semi here to fix it. Don asked if it were ok to take care of this when we did the other concrete. Council agreed.

Mark also asked about rental properties in the Town of Russiaville. We do have a rental agreement.

Rick Homkes asked to have Russiaville Community Park to be Russiaville Town Park so as not to get confused with the Community Center. Rob Hewitt made a motion to amend the previous naming and make it be Russiaville Town Park. Kyle Parvin seconded, and the motion carried with Rob, Kyle, Don, and Cindy voting for passage.

Megan Reel asked about 2 bills she had from State of the Art Communications and Huston Electric as to where to pay them from. It was decided to take them out of the Riverboat fund.



The claims were brought before the council and approved.

Rob Hewitt made a motion to adjourn the meeting. Kyle seconded and the meeting closed.

Jeff Lipinski – President

Megan Reel – Clerk Treasurer