



Park Board Meeting Minutes

Wednesday, August 5, 2020
2:00pm

355 S. Washington Street
Danville, IN 46122

CALL TO ORDER

The meeting was called to order at 2:02 p.m.

Board Present: Mike Hayden, President
Brad Eisenhart, Vice President
Matt Freije, Secretary
Bill DuMond
Gary Emsweller
Paul Miner
Jeff Pell

Board Absent: None

Staff Present: Ryan Lemley, Superintendent
Eric Ivie, Assistant Superintendent
Jim Holtsclaw, Park Manager

Guests: Bill and Olga Walton

A. CALENDAR

A-1. Adopt Agenda

Miner moved to adopt the agenda; seconded by Eisenhart; motion passed unanimously.

A-2. Approval of Minutes from July 1, 2020, Park Board Meeting

Miner moved to approve the minutes; seconded by Emsweller; motion passed unanimously. Freije abstained.

A-3. Approval of Minutes from July 16, 2020 5-Year Comprehensive Plan Meeting

Miner moved to approve the minutes; seconded by Freije; motion passed unanimously. Hayden abstained.

B. PUBLIC HEARINGS / PRESENTATIONS

B-1. Public Comments

None.

C. UNFINISHED BUSINESS

C-1. William “Bill” & Olga Walton – Naming Rights Application

Lemley presented the completed Naming Rights Application that the Waltons submitted for their property located at 2449 Cartersburg Road that they are considering selling and/or donating to the Hendricks County Park Board.

Mr. Walton informed the Park Board that with the federal tax credits that he can get by donating land, he is willing to do a combination of selling and donating the property. The property has not been assessed yet, but Mr. Walton stated that if it is hypothetically assessed at \$250,000, the Waltons would sell for \$100,000 and donate the remaining \$150,000 in value. If the property is hypothetically assessed at \$600,000, the Waltons would still sell for \$100,000 and donate the remaining \$500,000 in value. Mr. Walton stated that he intends for all of the property, the log cabin, the covered bridge, the house, and the barn to all be included in the transaction, which would be a total of about 31 acres. Mr. Walton advised that they are thinking of moving in about 2-3 years, and he would be open to taking 50% payment in each of two years if the Park Board wants to break up the sale price into payments.

Mr. Walton would like a park on his property to be named The Waltons’ Eco Park. He doesn’t want it to be called a nature park because he doesn’t want people to think it’s a regularly groomed park. He’s more interested in the property being an educational tool that’s, for the most part, left in its natural state. He’d also like a bird feeder to be placed in a locust tree on the property that he has picked out. Mr. Walton reports that the covered bridge is registered with the United States Covered Bridge Society and is the only such registered bridge in Hendricks County. He would like signage of some sort placed on the bridge, acknowledging that fact. *(NOTE: A quick search of Google did not reveal any organization called the United States Covered Bridge Society. However, there is a National Society for the Preservation of Covered Bridges, founded in 1950, that indeed lists the Waltons’ bridge as the only registered covered bridge in Hendricks County. <http://www.coveredbridgesociety.org/>)*

The Park Board scheduled a tour of the property on August 19, 2020, at 4 p.m.

C-2. Vandalia Trail – Right-of-Way Progress

Lemley informed the Park Board that Ivie has submitted a claim to the Hendricks County Auditor’s Office for \$4,850.00 for the perpetual easement on Edward & Janet Moore property (about 0.3 acres) on County Road 500 S.

Once the check is issued and cashed, Ivie will get a copy of the cancelled check from the Hendricks County Treasurer, and Ryan Buckley from Beam, Longest & Neff (BLN) will get the property recorded, and then it will be a done deal.

Lemley further advised that BLN is working on a similar deal for the Edmondson property along CR 500 S., and they should have an information packet for him within the next two weeks or so. Lemley should have the information for the Park Board to review at their September meeting, and if the Board

decides to move forward at that point, Buckley will reach out to the Edmondson family to begin negotiations. Buckley has done business with the Edmondsons in the past, so Lemley is hopeful that the good rapport from past dealings will help with future negotiations.

C-3. Town of Clayton – Easement Request

Lemley reports that he reached out to Clayton Town Manager Dan Slattery last week to see if he wants to present to the Park Board at today's meeting. Slattery emailed his contracted engineer, Joe Tierney, who immediately called Lemley. Lemley discussed the Edmondson parcel with Tierney and suggested that the Town of Clayton and HCP&R work together to try to secure an easement.

Lemley has provided Slattery and Tierney with all of the information that he has about the easements that HCP&R is interested in, as well as the easements that the Town of Clayton is requesting, and instructed them to put together a proposal to present to the Park Board whenever they are ready.

D. NEW BUSINESS

D-1. 2021 Budget Hearing Update

Lemley informed the Park Board that he and Ivie attended a Budget Hearing for HCP&R's 2021 budget on July 29, and it went well. They requested additional funding to purchase a tractor in 2021, and that request was approved by the Hendricks County Council. HCP&R's entire 2021 budget was approved by the Council.

Lemley reported that the 2021 budget covers all of the remaining amenities planned for Phase I of W.S. Gibbs Memorial Park construction, so HCP&R is entirely self-sufficient now to install all of the promised amenities in Phase I construction. Ivie is very happy about this because now it's a sure thing that the amenities will be constructed within a timely manner. Any fundraising efforts by anyone would be great and certainly would be helpful and appreciated, but now there is no doubt that the funding is available to complete Phase I in 2021, even if there are no donations of any kind. This is especially comforting due to the disruption to the economy by the COVID-19 pandemic.

DuMond asked that future annual budgets be presented to the Park Board before they are submitted to the County Council. Lemley explained that this year was an anomaly because Ivie did not get any budget paperwork until after the deadline to submit it, so he had to rush the submission of the 2021 budget. Emsweller and Eisenhart agreed with DuMond's request so that the Park Board is aware of what HCP&R is requesting in the budget. Lemley advised he will ensure future budgets are reviewed by the Park Board prior to submitting our annual budget request to the County Council.

Miner requested that Ivie send the 2021 budget paperwork to the Park Board after the meeting for their review. Ivie will do so.

Ivie answered some questions by the Park Board about how much money is available for a variety of items in 2020 and in 2021.

E. PROPERTY UPDATES

E-1. McCloud Nature Park

Lemley informed the Park Board of the changes to the August 29 McCloud Bee Fest to accommodate COVID-19 concerns and highlighted the efforts of Park Naturalist Sarah Wolf and her staff to adjust the

events and to get a plan of action approved by the Hendricks County Health Department.

Lemley advised that one employee will be off work for a while due to COVID-19 issues.

Lemley stated that Rinehart Heating & Cooling came out to McCloud Nature Park to check the air conditioner there because it's been having issues lately. They could not immediately find any problems with the unit, and Lemley hopes that the air conditioner can hang on until HCP&R has some money available to replace it.

Lemley reported that the Summer Nature Day Camps at McCloud Nature Park have been a big hit. Again, the naturalists modified the programming as a result of the pandemic, and that seems to have worked well with park guests.

The graffiti on the lumber decking of the truss bridge has been sanded off, but there is still extensive graffiti on one of the concrete support pillars. Lemley hasn't decided yet how to deal with that graffiti, but the maintenance crew might end up painting over it.

Lemley advised that the improvements to the arboretum that are being performed by Cardno are going well. He stated that he recommends doing a management plan with a professional company like Cardno again next year. The cost of a management plan will be less than that of this year's work because it will entail more maintenance work, rather than the large overhaul that was done this year.

Lemley reported that McCloud was groomed in advance of the Summer Fun Run event that was held there in late July. Attendance was low on the normal evening of the Summer Fun Run, but since it's spread out over a week now, HCP&R staff doesn't have a way of accurately tracking attendance for that event.

Lemley advised that nearly 3,100 vehicles visited McCloud in July.

Miner requested that an *ad hoc* committee be formed to address future plans for Mill Cottage. Miner, DuMond, and Eisenhart volunteered to serve on that committee. Lemley requested that this committee not start meeting until October, given everything else that HCP&R has going on right now. The committee members were agreeable.

Eisenhart advised that he has done some research on paving the drive at McCloud, and chip-and-seal will cost \$16,000 to \$20,000 per mile and on an unsurfaced road like the McCloud drive, it would take two coats, so the department would be looking at \$32,000 to \$40,000 per mile. (*NOTE: The drive itself is roughly ¾ of a mile long, plus there are three parking lots and a bus parking area, plus the drive back to the maintenance shop. There would likely be some significant dirt work that would need to be done, too. Previous estimates from past years to chip-and-seal the drive have been in the range of \$750,000.*) Miner expressed concern that with a chip-and-seal or paved surface, people would travel too fast on the drive. Eisenhart suggested putting in speed bumps. Lemley expressed concern with speed bumps because people will simply drive around them into the grass, and it would also make plowing the drive in the winter difficult. Eisenhart stated that the price estimates came from Hendricks County Engineer John Ayers, so if HCP&R wants to follow through with this project, it should probably be added to the County's work schedule. Miner said that if the drive is paved in any fashion, HCP&R should also install

bicycle racks, and he has concerns that culvert work would need to be done along the drive for drainage.

E-2. Vandalia Trail

Lemley reported that the Summer Fun Run Series was held at the Vandalia Trail during the last week of July and first few days of August and, as with the event at McCloud, attendance was very low on the traditional evening of the Series, but people may have used the trail throughout the week for it.

Trail counters indicated 2,751 trail users during July.

Lemley advised that two 4-foot-long backless park benches that were paid for with a grant from the Parks Foundation of Hendricks County (PFOHC) were installed along the trail by the maintenance crew. The benches are made from recycled materials. The PFOHC paid for the benches (a little over \$500), and HCP&R paid for the concrete and hardware to mount them. Jason Kittle on the maintenance crew has extensive experience working with concrete, so he did the concrete work himself.

Miner stated that he will donate \$300 to HCP&R to have a bench installed at the Hendricks/Putnam County Line on the Vandalia Trail. Lemley said that \$300 will cover the bench, concrete, and hardware, and he expressed his appreciation to Miner for his generosity.

Miner suggested that a committee be formed to discuss the creation of a master plan for the Vandalia Trail. Eisenhart pointed out that this is an action item in HCP&R's 2021-25 Comprehensive Master Plan, so he suggested that HCP&R wait until the Indiana Department of Natural Resources approves the Comprehensive Master Plan before work begins on the Vandalia Trail Master Plan. Lemley agreed.

E-3. W.S. Gibbs Memorial Park

Lemley thanked the Park Board for attending the groundbreaking ceremony at W.S. Gibbs Memorial Park in July. He feels that the ceremony was a success, based on his own observations and on the feedback he has received from several other attendees.

Lemley reported that construction is moving along well. Concrete culvert pipes were delivered earlier this week, and John Hall Construction is installing them today. The roadways are passing compaction tests, and Lemley is happy with the progress. Jon Payne from John Hall Construction is frustrated by the minor delays that are being caused by more rainfall than usual for this time of year, but Lemley recognizes that these delays are outside of the construction crew's control, and he's not worried about it.

Lemley advised that he has spoken with Jim Miner and Dan Searcy about working the soil again. Holtsclaw is going to spray herbicide during the week of Aug. 17, and then Miner and Searcy are going to disc and pulverize the soil the following week. The week after that, Miner and Searcy are scheduled to seed the areas with native prairie grass seed. Holtsclaw will then plant about 14-16 acres of turf grass seed for the disc golf course in September.

Lemley reminded the Park Board that the contracted date for substantial completion of Phase I construction is mid-November, with a final completion date of December 15, 2020.

Lemley informed the Board that at the conclusion of the groundbreaking ceremony, Larry Gibbs approached Lemley and accused him of lying to Larry about a property survey being done in regards to

a boundary fence being installed between the park property and the property of John “Chub” and Lydia Gibbs (Larry’s parents). Lemley advised that there was a property survey done by Banning Engineering several years ago that HCP&R’s contracted engineer has, and HCP&R has. When Holtsclaw and Lemley marked the property earlier this year, they did it through GPS rather than using the survey, but they also placed the boundary markers 3 to 5 feet inside park property to make sure that they didn’t encroach on the Gibbs’ property. The Gibbs, then, planted soybeans right up to the boundary markers that are 3 to 5 feet inside park property. Lemley does not feel that Larry’s comments were accurate or appropriate, especially given the setting in which they were delivered.

Lemley also advised that Larry told him that he and his brother, Ed, are not satisfied with a four-wire boundary fence similar to the one installed on another portion of the park boundary next to a different landowner’s property. Larry and Ed want a wooden slat fence, instead, so that it increases the value of their parents’ property. Lemley said that he knows that Larry had similar conversations with Hayden and with Ivie at the groundbreaking ceremony.

This leads Lemley to believe that Larry and Ed have no intentions of selling the final 20 acres of the Gibbs’ property to the Park Board. Lemley knows that Chub and Lydia want to give the Park Board first rights to purchasing the property, but it appears that at least two of their children want as much money as they can get from the property sale (and the Park Board can only pay fair-market value).

Lemley has told Chub and Lydia in the past that HCP&R will install a boundary fence before the Grand Opening of the park, but he did not discuss any details with them about what type of fence it will be, so given the recent conversation with Larry, Lemley requested the Park Board’s guidance on what type of fence to install.

By consensus, the Park Board instructed Lemley to have the maintenance crew install a four-wire high-tensile wire fence between park property and the Gibbs’ property prior to the park’s Grand Opening. The Park Board also highly recommended that a stake survey be done on the section of land in question and that metal stakes be used to mark the property line prior to the installation of the fence.

F. REPORTS

F-1. Superintendent Report

Lemley informed the Park Board that 45 people applied for the Part-Time Administrative Assistant position within the main office, and Robin Wambach has been selected to fill the position. She begins her employment on Aug. 10.

Lemley reported that the Bobcat skid-steer is still having mechanical issues, and he has authorized another repair to it.

Lemley had a conversation with Jim Miner recently where Miner informed Lemley of an old barn in Covington, Indiana, that is being torn down. Jim thought HCP&R might be interested in relocating it to W.S. Gibbs Memorial Park. Jim thinks it will cost about \$15,000 to relocate the barn. Given the Park Board’s responses to previous offers of HCP&R relocating barns to park properties, Lemley felt comfortable declining the offer.

F-2. Budget Report

Ivie reported no problems with the 2020 budget.

Miner asked what the \$300,000 from the sale of Sodalís Nature Park has been spent on so far, or if Ivie has a plan for what it will be spent on. Ivie advised that none of it has been spent yet, and he doesn't have any specific invoices in mind that it will be spent on, but whenever it *is* spent, Ivie is going to make sure that it is absolutely clear that the Sodalís money was spent on the Gibbs project, as it's supposed to be spent.

F-3. Parks Foundation of Hendricks County Report

Eisenhart reported that their Executive Director, Meghan Stritar, has submitted her formal resignation letter, and her last day of employment with the PFOHC will be September 4, 2020. The PFOHC Executive Committee met yesterday and decided to take some time in hiring Stritar's replacement due to the current lack of donations. The Executive Committee will discuss this more with the entire PFOHC Board at their next full meeting.

Eisenhart advised that the PFOHC still has about 7-8 cases of McCloud Maple Syrup left, and Lemley will be taking a couple of cases to the HCP&R main office in case people want to purchase them there. The syrup sells for \$12/bottle or \$10/bottle if someone wants an entire case (12 bottles in a case).

Lemley reminded Eisenhart, Hayden, and Emsweller that the Winter/Spring 2021 issue of *The Explorer* will advertise Maple Syrup Days and the Pancake Breakfast Fundraiser, so HCP&R will need some guidance from the PFOHC about the Pancake Breakfast Fundraiser as the magazine is being developed.

ADJOURNMENT

The meeting adjourned at 3:59 p.m.

The next Park Board meeting will be held on September 2, 2020.

Respectfully submitted,

Matt Freije, Secretary