



Park Board Meeting Minutes

Wednesday, October 7, 2020

2:00pm

1900 E. Main Street

Danville, IN 46122

CALL TO ORDER

The meeting was called to order at 2:01pm.

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

Board Absent: Bill DuMond

Staff Present: Ryan Lemley, Superintendent
Jim Holtsclaw, Park Manager
Robin Wambach, Administrative Assistant
Sarah Wolf, Senior Naturalist

Staff Absent: Eric Ivie, Assistant Superintendent

Guests: Joy Skidmore, Single Source Real Estate Services, Aaron Montgomery and Family, Jessica Hartman of Cecon Engineering and William "Bill" and Olga Walton

A.CALENDAR

A-1. Adopt Agenda

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

A-2. Approval of Minutes from October 7, 2020, Park Board Meeting

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

A. PUBLIC HEARINGS / PRESENTATIONS

B-1. Public Comments

Intertek- PSI and Earth Exploration (Geo Technical Firms)

Lemley informs the board that PSI (originally contracted Geo Technical Firm) has expressed significant concern regarding the pond liner at W.S. Gibbs Memorial Park after soil sampling eight sections. PSI is recommending a 30-inch clay liner to be installed within the entire pond. Lemley and Jessica Hartman, project engineer, reviewed and decided to hire an alternative firm (Earth Exploration) for a second opinion.

Lemley introduces Jessica Hartman of Cecon to speak further to the park board of her thoughts and recommendations.

Jessica Hartman advises we have two conflicting Geo Technical reports. PSI does not feel after examining the material that it will properly hold water and recommends a pond liner. Jessica and her team felt confident enough that it would hold water and made the recommendation to obtain a second opinion. Jessica reached out to Earth Exploration who examined the lakebed and Earth Exploration thought the existing liner was sufficient but did recommend additional clay patching on several areas.

Lemley requested the park board's opinion based on both recommendations and offered additional options.

1. Excavate an additional 30 inches of lakebed and then add 30 inches clay to serve as the pond liner
2. Work with Earth Exploration based on their recommendations
3. Install a synthetic pond liner – 20-year shelf life – cost \$200,000+/-

Summary reports from PSI and Earth Exploration were provided to the park board for review.

The park board's recommendation is to work with Earth Exploration based on their recommendations to patch a few problematic areas within the lakebed. ***Miner motions to authorize Lemley to work with Earth Exploration, Eisenhart seconds; motion passes unanimously.***

B.2 Aaron Montgomery – Request to Purchase Park Board Property along S.R. 75

Joy Skidmore, Single Source Real Estate spoke on behalf of Aaron Montgomery who would like to purchase park property at 7823 Main Street in Coatesville.

Joy advised that Aaron has been in communication with Tim Dombrosky, Hendricks County Planning & Building Director, regarding a possible rezone as his plans are to build a pole barn on the property. Joy advised that if he is not approved to rezone to build a pole barn that he would still be willing to purchase the property. Lemley has asked Joy to further outline their terms and conditions to potentially purchase the property. The park board will consider the sale; however, the board would like to wait to make any decisions until they have reviewed all information provided. Joy and Aaron will attend the November park board meeting with additional details.

B. NEW BUSINESS

C-1. Purchase of Kubota RTV-X900

Lemley requested Park Board's approval to purchase a Kubota RTV-X900 for park use. Total cost \$14,295.00. ***Emsweller moves to allow the purchase, Freije seconds, motion passes unanimously.***

C-2. Proposed 2021 Park Board Meeting Schedule

Hayden presented the 2021 Park Board meeting dates. Park Board meetings will continue to be the first Wednesday of each month starting at 2:00pm. ***Emsweller moves to approve the dates, Hayden seconds, motion passes unanimously.***

C-3. McCloud Nature Park – Cottage Committee Meeting

Lemley requested to confirm a date and time for a tour of the Mill Cottage. Lemley, Eisenhart, Miner and DuMond will be in attendance. Date is set for **Monday, November 2 at 3:00pm.**

C-4. Request to Conduct Appraisal on John "Chub" and Lydia Gibbs Residence

Lemley met with John 'Chub' and Lydia Gibbs to review the parks progress. Lemley requested to have an appraisal conducted on their residence, barns and remaining 20-acres of land. Chub and Lydia agreed that we could proceed with the appraisal. With Park Board approval, Lemley would like to move forward and asked which appraisal company we should use. Per Park Board, Lemley can use any reputable company. ***Eisenhart moves to approve the authorization to obtain an appraisal, Emsweller seconds, motion passes unanimously.***

D. UNFINISHED BUSINESS

D-1. William "Bill" & Olga Walton – Review of Property Appraisal

Bill and Olga Walton presented that based on the recently conducted appraisal report, that they will need substantial compensation for their property (fair-market value approx. \$417,000). Total appraisal was based on \$280,000 (residence and 6 acres) and \$137,000 (25 acres). Mr. Walton would consider the donation of a mower and tractor. After an in-depth discussion, the Park Board advised and reiterated that a significant donation would be required for the ownership transaction to be considered. The Walton's have advised that they will continue to talk with their family to determine a fair price and if they want to donate any part of their property to the Hendricks County Park Board.

D-2. Vandalia Trail – Right-of-Way – Update

Lemley advised that Bob Breneman, neighboring property owner and farmer is now the legal spokesperson for Mr. & Mrs. Edmonson's farm. Lemley has learned that both Mr. and Mrs. Edmonson are both deceased. Lemley has asked Ryan Buckley, Right-of-Way Agent (Beam, Longest, Neff) to initiate discussion of a possible perpetual easement through the Edmonson's farm as this is necessary for the eastern expansion of the Vandalia Trail.

D-3. 5-Year Comprehensive Master Plan – Update

Ivie has completed 70 pages of the Comprehensive Master Plan. We have received approximately 6% of the surveys. Goal is 15%. A tentative meeting for public input will be scheduled for some time in December.

January 15, 2021 is the deadline for the finished Comprehensive Master Plan.

PROPERTY UPDATES

E-1. McCloud Nature Park

Lemley reported that the Fall Colors Festival scheduled for Saturday, October 17th has been cancelled due to Covid-19. Our Naturalist team are planning to provide activities on Saturday, October 17th; an ongoing prairie maze scavenger hunt, a Fall Colors Launcher program hosted in four separate times throughout the day, and a series of Fall Colors Tree Hikes.

Lemley reported that Cardno has successfully finalized their 2020 Arboretum enhancement contract. We will be seeking a similar contract from them for 2021.

Lemley highlighted that the TRAFx counter documented 3,208 vehicles for September.

Miner requested a TRAFx year-end total.

E-2. Vandalia Trail

Lemley reported that Dustin Strahl, Amo Fire Department, installed a flagpole located on the east side of the Vandalia Trail restroom.

Lemley reported that both seasonal restrooms along the Vandalia Trail (Coatesville & Amo) are scheduled to close for the season on Thursday, October 29th. Once secured, our maintenance team will properly winterize each facility.

Lemley reported that we continue to witness vandalism at the Vandalia Trail Coatesville location; minor damage to the plexiglass window in the little free library, a broken concrete bollard post along with the toilet paper & paper towel dispensers being damaged. Our maintenance team has completed the repairs. Lemley has reached out to Jerry Decker (Coatesville Town Manager) for possible solutions.

Lemley thanked Paul Miner for his in-kind donation for an additional 4' backless bench for installation along the Vandalia Trail.

Lemley reported while completing routine work along the Vandalia Trail, our maintenance team re-installed a previously removed equestrian hitch station on the west side of the Crittenden Creek. A reminder, the station was removed prior to the enhanced drainage project completed last fall.

Lemley highlighted that 3,304 patrons utilized the trail in September.

E-3. W.S. Gibbs Memorial Park

Lemley reported the main 3.8-acre pond is close to completion with the excavation work for the 1.1-acre pond scheduled to start the week of October 12th.

Lemley provided a tour with Hendricks County Council members (Brad Whicker & Larry Scott) of W.S. Gibbs Memorial Park. Brad and Larry voiced their appreciation of our continued efforts.

Lemley reported that our sledding/outlook hill continues to develop. Jon Payne (Project Superintendent) has been provided some insight into our vision for the park feature (shaping of the hillside to successfully incorporate our trail system, along with seeing options).

Lemley and Holtsclaw met with Ray and Mary Benson to provide them a firsthand perspective of phase 1 development. Lemley was able to provide the Benson's the selected location for the playground. Our department will fund the large playground feature (\$34,122) and we respectfully request financial support from the Parks Foundation of Hendricks County (PFOHC) for the remaining small playground feature and required safety surfacing (\$25,702.03). Brian Woodard, PFOHC Treasurer, has advised a dedicated budget of (\$27,610) for the Gibbs playground. Total cost for the playground is \$61,902.50.

Miner moves to approve Lemley to approach the PFOHC for related funding, Freije seconds, motion passes unanimously.

Lemley reported the purchase of Forty (40) 15-gallon trees to be planted throughout phase 1 of W.S. Gibbs Memorial Park.

Lemley continues conversation with Corey DeBoom, DNR District 4 Fisheries Biologist, regarding our desire for a consumptive fishery at W.S. Gibbs Memorial Park. Next step is to review viable fish stocking options for 2021-2022, along with conducting a site visit on Thursday, October 8.

E. Reports

F-1. Superintendent Report

Lemley reported that Robin is working on obtaining quotes for the front entrance sign for W.S. Gibbs Memorial Park.

Lemley asked the Park Board if Chad Wright (son-in-law of John 'Chub' Gibbs) to provide written permission (DNR form) to retrieve dead or wounded deer from W.S. Gibbs Memorial Park during the 2020 hunting season. Park Board approved and stated no firearms allowed on park property.

F-2. Budget Report

Lemley reported that the Department is within budget for 2020 and in the process of properly utilizing all appropriated funding prior to the expiration of the 2020 budgetary claim calendar.

Lemley provided the Park Board a review of funding available for the development of W.S. Gibbs Memorial Park, including the \$300,000 earmarked for W.S. Gibbs Memorial Park from the Town of Plainfield for purchasing Sodalís Nature Park. Lemley requested Park Board guidance on how and when the related funding was to be utilized. After a brief discussion, Emsweller advised the funding can be utilized for any project or development phase of W.S. Gibbs Memorial Park.

F-3. Parks Foundation of Hendricks County Report

Eisenhart advised nothing to report.

Miner asked if Parks Foundation of Hendricks County (PFOHC) could provide a monthly or quarterly report to distribute at our meetings. Hayden advised that since they do not have a new Director and have not been able to solicit for donations due to Covid-19, a report would not be available for now. Lemley will reach out to Brian Woodard, PFOHC Treasurer, for any future questions of what funds are available for Hendricks County Park & Recreation.

ADJOURNMENT

The meeting adjourned at 4:07pm

The next Park Board Meeting will be held on November 4, 2020

Respectfully submitted,

Matt Freije, Secretary