



Park Board Meeting Minutes

Wednesday, September 2nd, 2020

2:02pm

355 S. Washington Street

Danville, IN 46122

CALL TO ORDER

The meeting was called to order at 2:02pm.

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

Board Absent: Brad Eisenhart, Vice President

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

Guests: None

A. CALENDAR

A-1. Adopt Agenda

Hayden moved to adopt the agenda: seconded by DuMond; motion passed unanimously.

A-2. Approval of Minutes from August 5, 2020, Park Board Meeting

Hayden moved to approve the minutes; seconded by DuMond; motion passed unanimously.

(NOTE: Miner mentioned that the culvert drainage pipe at the entrance off Hughes road at McCloud would need replaced prior to paving or chip-n-seal. Lemley advised that Department staff would replace the damaged culvert pipe in-house and that Park patrons may experience minor delays entering/exiting the Park during the removal/installation process.

A-3. Approval of "Special Board Meeting Minutes" from the August 19, 2020, Park Board Meeting.

DuMond moved to approve the minutes; seconded by Freije; motion passed unanimously.

B. PUBLIC HEARINGS / PRESENTATIONS

B-1. Public Comments

None

C. UNFINISHED BUSINESS

C-1. William "Bill" & Olga Walton – Property Appraisal

Lemley reported an additional contract with B-L-N, current Right-of-Way agent, for a property appraisal of the Walton property. The appraisal report will cost up to \$4,500 and will require "two separate land values, along with a dwelling value." The report will take approximately 4-6 weeks to receive. Lemley encouraged Ken Fleetwood, B-L-N, Vice President /Partner to complete the appraisal report prior to our October 7th Park Board meeting. Lemley will share the appraisal report with the Park Board and Walton's prior to the next meeting, in which the topic will be discussed further.

Lemley inquired further discussion concerning our land acquisition account, and what land acquisitions would remain a priority. The Park Board continued conversation concerning the possible purchasing price for the Walton property. During the discussion, the entire Park Board agreed our primary land acquisition is Chub and Lydia's property, and depleting all associated resources was not advisable.

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

Lemley reported receiving the appraisal report for the Robert & Rosemary Edmondson parcel. The appraisal report highlighted a 2.310-acre perpetual easement with a fair market value of \$15,600.

Lemley requested Park Board approval for Mr. Buckley, Right-of-Way agent (B-L-N) to approach Robert & Rosemary Edmondson to present viable options for the purchase of a perpetual easement through their farm. The easement is a necessity for the eastern expansion of the Vandalia Trail. A concrete apron and liability assurance will be discussed. If procured, the easement will open a 2-mile continuous swath from the town of Clayton. Lemley also believes the acquisition would increase the likelihood for DNR grant opportunities. ***Miner moves to approve; seconded by DuMond; motion passed unanimously.***

C-3. Town of Clayton – Easement Request Update

Lemley continued conversation with Dan Slattery, Clayton Town Manager, regarding their desire to install a sewage force main through Park Board property along County Road 500S.

Lemley highlighted that Mr. Slattery had advised they calculated their easement request at 3.8 acres. Lemley revealed to Slattery that we received a market grid from the Edmondson parcel for comparison. The grid shows comparable land values in the area at \$6,331 to \$7,501 per acre. Lemley also contacted County Attorney Greg Steuerwald to request legal guidance pertaining to the easement agreement with the Town of Clayton. Greg advised to let the Town of Clayton make an offer (no assessment/fair market value is required in this situation). Lemley also advised Dan that a Rockies Express Pipeline exists within the Edmondson property; additional permits will most likely be required at the Town of Clayton's expense.

C-4. 5-Year Comprehensive Master Plan

Ivie has approximately $\frac{3}{4}$ of the plan done. Post cards for the survey were sent out to random households throughout Hendricks County. We have received 105 responses as of September 2. The goal is to receive 382 responses. A follow-up post card will be sent out the week of September 7 for those that have not yet responded. We are keeping track of those that have responded by using a survey code number. A paper survey mailing will then go out the week of September 28 for those that have not responded to the post card mailing.

Ivie purchased a mailing list of Hendricks County for the survey. There are discussions to expand into other surrounding counties in the future. Ivie also shared a few of the statistics from the survey but will share more at the next Park Board meeting.

DuMond would like to see more social media being used to educate those about our parks. Ivie went over the resources that we use now (Facebook, Republican, the Explorer). Miner asked about the ICON and if it reaches all of Hendricks County. Freije, advised it is a twice-monthly publication, directly mailed to 38,000 homes in Hendricks County.

Ivie expressed the goal to receive all public feedback by the end of October. This includes additional feedback from the stockholders, commissioners, and council.

D. PROPERTY UPDATES

D-1. McCloud Nature Park – Lemley informed the Park Board that the Mini Bee-Fest attendance was down from the previous year due to COVID-19. Approx. 150 people attended.

Lemley reported a HVAC unit with the Nature Center required professional repairs, circuit board replacement, along with a refrigerant recharge.

Lemley thanked Holtsclaw for carving the snake maze design into the 52-acre prairie. Lemley also thanked Jack's Aerial Photography for providing drone footage and pictures of prairie maze at no cost to our Department.

Lemley and Holtsclaw completed a site inspection of the Arboretum enhancement project with staff from Cardno on Friday, April 14. All are satisfied with the progress so far. Lemley has requested a 2021 management proposal from Cardno for continued enhancements.

Lemley is expecting the proposed contract to be around \$5,000 as no plug or seed installation will be necessary.

Two new waiver of liability agritourism signs were installed within the arboretum and the graffiti has been covered up on the concrete bridge pillar. With the generous support from the PFOHC, Department staff purchased three genesis compound bows with a \$500 grant. DuMond was concerned regarding safety and asked about specific training. Lemley has requested that the Naturalist staff be certified with the National Archery in the Schools Program (NASP) prior to conducting any associated events. Sarah has since contacted Tim Beck with DNR concerning NASP training opportunities.

Lemley highlighted that 2,578 vehicles visited the Nature Park in August. Miner asked if we have a running tally. Holtsclaw advised we have software (TraFx DataNet) that can analyze visitation information for the previous 11 years.

Lemley advised the Park Board that a guest is requesting a plaque to put under a tree for the year that he and his wife were married. The Park Board voted decline however, agreed that they could plant a tree based on our recommendation of location.

D-2. Vandalia Trail – Lemley had discussion with Karen Humphreys (representative of Red Hats & Purple Chaps) regarding the equestrian crossing at Crittenden Creek. Karen requested we remove a potential hazardous log mat and eroded riprap. Staff made quick work of cutting and removing the hazardous portion of the log mat, along with removing all potentially problematic riprap that has eroded within their respective crossing. Karen also requested we re-install an equestrian hitch station on both sides of the creek. Lemley advised Karen we would re-install the western equestrian hitch station in the near future. She also requested for an eastern equestrian hitch station, stating someone advised her our maintenance team damaged the station several years ago. Lemley does not recall an eastern hitch station but will investigate replacement/installation options.

Lemley reported the two benches purchased through our Summer Fun Run grant have been installed along the trail, between SR 75 and Crittenden Creek. Miner graciously requested to support the installation of another bench. Miner and Lemley to determine location of bench.

HCP&R has since purchased recognition plaques to highlight the 2020 Summer Fun Run Series grant sponsored by the Parks Foundation of Hendricks County. The plaques will be installed soon.

Lemley highlighted that 2,807 patrons utilizing the trail in August.

D-3. W.S. Gibbs Memorial Park – Lemley reported during his visit with John “Chub” and Lydia Gibbs a discussion on the installation of the property fence. Lemley reiterated the proposed 3-4 high tensile wire fence that the Park Board envisioned. Chub and Lydia provided their preference of a square knot field fence to match their existing fence and would fund half of the fence purchase/installation. By consensus, the Park Board agreed to

honor the Gibbs request of installing (50/50) the square knot field fence prior to opening the park.

DuMond requested staff have the property line professionally surveyed prior to the fencing being installed. He wants the property line clearly marked to eliminate future issues.

Prior to our meeting, Lemley received a phone call from Jessica Hartman, project engineer, advising that all roadways passed the compaction test/proof-roll excluding the disc golf drive and parking lot. Per Jessica, the disc-golf drive compaction issue is not a big concern, as she can create a minor change order from an existing line item within the base bid. Grady Brothers is now installing crushed gravel on all approved roadways, and PSI will remain available to assist with additional compaction tests if necessary.

Lemley is happy with the progress that has been made with W.S. Gibbs Memorial Park.

Lemley and Ivie have gotten together to review the 2020 billing cycle to properly utilize our budget. Lemley has also reviewed billing expectations with Jon Payne.

Lemley advised the pond excavating will be a priority once the disc golf drive is complete. Jon Payne will then dispatch a larger team to complete this task.

Dan Searcy has finished the soil tilling and native seed drilling. In total, Lemley reported \$28,000 was spent for the prairie/turf seed and related work.

Lemley has approved a project change order to remedy a drainage issue. Jon Payne and crew will properly excavate/grade a small portion of the preexisting stormwater inflow (Gibbs Road 90 degrees) leading up to a recently installed dual culvert pipe in return for eliminating a non-vital ditch within a future centralized parking area. This recommendation was proposed by our project manager, Jessica Hartman.

Lemley reported that we have finalized the layout/design for our 18-hole disc golf course. A detailed map highlighting recent progress is located within the monthly Park Board information packet.

Lemley advised that two council members have expressed interest in a property tour of W.S. Gibbs Memorial Park. Lemley is looking at the week of the September 14th and will send invites once a date is finalized.

DuMond asked when the construction crew will be completed with their work. Lemley advised a substantial completion date of November 14/15, with a project deadline of December 15 to complete all roadways, parking lots, ponds, along with tree and bike rack installation. DuMond requested a glimpse of what things will look like at grand opening. Lemley advised additional in-house work and our 2021 budget will provide the following park amenities: shelter houses, trail system, nature playground, 18-hole disc golf course, fishing dock, etc. At this point, we expect to host a grand-opening sometime mid May 2021.

E. REPORTS

E-1. Superintendent Report

Lemley gave a report that two of our seasonal naturalists have ended employment. It was also mentioned that we have had a few employees on leave due to COVID-19 concerns and our County policy.

Robin has delivered the fall edition of *The Explorer*.

Lemley mentioned that the COVID-19 testing site will remain in our building until end of September. (Subject to change)

Lemley mentioned during the September Council meeting that the Town of Avon has continued to ask for funding to enhance County Road 100S. Lemley wanted to make the Park Board aware as the allocation will be via Food and Beverage. The decision is pending final approval from the Commissioners. Avon asked for three million but was given two million. A portion of our budget is reliant on Food and Beverage funding; however, this portion should not impact our department.

E-2. Budget Report

Ivie reported no problems with the 2020 budget.

E-3. Parks Foundation of Hendricks County Report

Emsweller advised they received the job description for the vacant Executive Director position. It will remain a part-time position. At this point, they have no projected timeline on hiring Meghan's replacement.

Lemley and Ivie asked if the Parks Foundation of Hendricks County would assist in funding a secondary playground for W.S. Gibbs Memorial Park and who the Treasurer is. Emsweller advised to contact Matt or Marvin for assistance. We are seeking \$16,000 in assistance from the PFOHC for the nature playground. Ivie will reach out to Matt and Marvin to receive an update on the related funding source. Hayden advised the current limitation for fund raising due to COVID-19 and Meghan's resignation.

ADJOURNMENT

The meeting adjourned at 4:03pm

The next Park Board Meeting will be held on October 7, 2020.

Respectfully submitted,

Matt Freije, Secretary

