



Park Board Meeting Minutes

Wednesday, December 2, 2020
2:00pm

355 S. Washington Street
Danville, IN 46122

CALL TO ORDER

The meeting was called to order at 2:00pm.

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

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

A.CALENDAR

A-1. Adopt Agenda

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

A-2. Approval of Minutes from November 2nd, 2020, Park Board Meeting

DuMond requested some edits to the minutes. Freije moved to approve the minutes with DuMond's edits; seconded by Miner; motion passed unanimously.

A. PUBLIC HEARINGS / PRESENTATIONS

B-1. Public Comments

None.

NEW BUSINESS

C.1 2021 Vandalia Trail Crop Lease

Lemley reported that the 2021 crop lease for the 58-tillable acres has been reviewed and signed by Eric George. Total revenue \$9,280.

Miner moves to approve the 2021 crop lease with Eric George; Freije seconds; motion passes unanimously.

C-2. 2021 W.S. Gibbs Memorial Park Crop Lease

Lemley reported that the 2021 crop lease for the 51-tillable acres has been reviewed and signed by Jason Searcy. Total revenue \$8,415.

Miner moves to approve the 2021 crop lease with Jason Searcy; DuMond seconds; motion passes unanimously.

C-3. W.S. Gibbs Memorial Park Phase 1 – Contract for Permitting Amenities

Park Board Member, DuMond, requested additional information be added to the CECON (Civil Engineering Consultants, Inc) contract agreement:

- Terms and Conditions are included in the contract
- Hourly time and materials billed will reflect and not exceed the attached hourly rate schedule

Lemley will reach out to Jessica from CECON regarding the additional/revised verbiage.

C-4. Youth Protection Policy – Discussion for Adoption

Lemley provided an initial draft of the Youth Protection Policy for Park Board review. After an in-depth discussion and receiving beneficial input pertaining to the policy, DuMond requested an electronic version of the document to highlight his suggestions and recommendations. Once a revised youth protection policy is approved by our Park Board, the document will be forward to Greg Steuerwald and John Parmley for review prior to submitting the policy to Lisa at Travelers Insurance.

D. UNFINISHED BUSINESS

D-1. Vandalia Trail – Update on Request to Purchase Park Board Property (Aaron Montgomery)

Lemley reported that he has spoken to Joy Skidmore and re-visited the request of Aaron purchasing Park Board property along the Vandalia Trail within the Town of Coatesville. Joy has advised that Aaron is willing to spend \$5,000 on the vacant lot, along with dedicating an additional \$5,000 to start the public offering purchasing process. Aaron also requested an “out clause” in the contract if someone else were to bid, he wants them to absorb the costs. Lemley has requested that Aaron initiate the required certified appraisal process for the possible land purchase.

D-2. Vandalia Trail – Update on Eastern Expansion Effort (Himsel & Brenneman)

Lemley informed the Park Board that Ryan Buckley (B-L-N) completed an appraisal report on the Himsel property (connecting parcel to the Town of Amo). The report highlights a fair market value of \$14,500 for the 1.767-acre perpetual easement. Lemley has requested Ryan to approach the Himsel's with a possible offer to purchase the perpetual easement through their property. If the offer is entertained, Lemley will seek Park Board approval to start the purchasing process.

Lemley reported that Ryan Buckley is making progress reaching an agreement with Bob Brenneman, representative of the Edmonson estate, necessary for the eastern expansion of the Vandalia Trail. Bob's preference is that the Park Board purchase the land outright at the appraised value versus selling the easement rights (a difference of \$800.00). If an agreement can be reached, the Park Board will possess 2-continuous miles of land from the Town of Clayton. The Park Board approved the difference amount of \$800.00.

D-3. 5-Year Comprehensive Master Plan – Update & Draft Review

Ivie spoke that the Comprehensive Master Plan (draft) is complete. Ivie would like Park Board to review and forward any revisions to him by December 31, 2020. A clean up version will be presented at the Park Board meeting on Wednesday, January 6, 2021. A copy will be sent to the DNR for review on January 15, 2021. Final copy is due April 15, 2021.

PROPERTY UPDATES

E-1. McCloud Nature Park

Lemley reported that on November 16th, the Mill Cottage Committee met onsite to discuss viable short and long-term options for the aging facility. In attendance, Ryan Lemley, Jim Holtsclaw, Bill DuMond, Paul Miner and Brad Eisenhart. After touring the property, our maintenance team will actively work to improve minor aesthetics of the Cottage. Additionally, we will budget to contract the following Mill Cottage work in 2022: replacement of aging roof and gutters, window glazing and exterior painting.

Lemley reported that Robin submitted a formal INDOT request to have three directional signs installed within the area for McCloud Nature Park.

- Westbound U.S. 36 at C.R. 900E
- Westbound S.R. 236 at C.R. 500 N
- Eastbound S.R. 236 at S.R. 75

Joe Bruno, INDOT Sr Engineer, has responded that our request has been received and has been sent over to the Crawfordsville District Office for approval. If approved, the signs will be installed 1-3 months after approval.

Lemley reported our Naturalist Team is offering Winter Wreath Kits for pick-up on Saturday, December 12 at McCloud Nature Park for those that would like to make a wreath at home. The in-person Winter Wreath workshop is currently full. Furthermore, the Naturalist Team is also offering Winter Program Kits for kids on Saturday, December 19th at McCloud Nature Park.

Lemley reported that DuMond reviewed our conservation easements for McCloud Nature Park and found that there is an RX burn that Nature Preserves has to approve for prescribed burns. Lemley has been in contact with Tom Swinford (Assistant Director of Nature Preserves). Tom has approved our scheduled RX burn for 2021.

Lemley reported new signage has been ordered and installed for the Beehouse located within the Arboretum, as the previous signage had deteriorated.

The TRAFx counter documented 4,082 vehicles for November.

E.2. Vandalia Trail

Lemley reported that Park Board member, Paul Miner, organized and hosted a Weed Wrangle along the Vandalia Trail on November 21st & 28th. This was in partnership with the Hendricks County Soil & Water Conservation District, along with support from the Indiana Invasives Initiative. The event focused on the removal of Bush Honeysuckle; a highly invasive shrub that is outcompeting native habitat along several sections of the Vandalia Trail.

Lemley reported that someone has removed/vandalized a PFOHC appreciation plaque installed on one of the two benches purchased through a 2020 Summer Fun Run grant. A replacement plaque will be ordered soon.

The TRAFx counter documented 2,214 patrons utilizing the trail for November.

E-3. W.S. Gibbs Memorial Park

Lemley reported that John Hall has continued to remain on-track to finalize the contract for Phase 1 development of W.S. Gibbs Memorial Park prior to the December 15th, 2020 deadline. The pond forebay, concrete weir and dry creek leading to the main pond are completed. Excluding, the 2+ acre property outlook/sledding hill and planting of a couple of trees, the landscaping plan is also completed.

Lemley reported that we expect to submit the final close-out claim with John Hall prior to the end of our 2020 budgetary claim calendar. Including the 5% remaining retainage of \$72,789.84, we owe John Hall approximately \$105,000 to complete the job. We expect to receive a \$95,000+/-credit applied to the base bid for the line items that were not utilized.

Lemley reported that the Disc Golf Course Committee has continued to be beneficial, as we actively work to enhance our original layout. Robin has reached out to the Disc Golf Foundation pertaining to our Matching Baskets Grant submitted earlier this summer. We expect to know their selection results within the next month. If our grant proposal is successful, the DGF will fund half (9 of 18) baskets necessary for the W.S. Gibbs Memorial Park Disc Golf Course.

Lemley reported that an appraisal report was recently conducted on John "Chub" & Lydia Gibbs residence, remaining 20 acres and barns (\$400,000). Lemley delivered a copy to the Gibbs for their review. Chub advised that his family was leaning towards a purchase price of \$500,000. Lemley reiterated that the Park Board can only pay fair market value for the

property (combination of 2 certified appraisals). Chub would like to discuss the appraisal with his family. Lemley also discussed the possibility of the Gibbs family having the second appraisal conducted by their selected vendor.

Lemley reported that we have begun the in-house task of implementing our aggregate lined trail system, along with strategically planting 40 additional trees throughout the property.

Lemley reported that our nature cedar log playground has arrived at W.S. Gibbs Memorial Park. Our maintenance team is now in the process of permanently installing the playground within the northern portion of the park. The goal is to have the park amenity, including subgrade drainage, installed prior to the end of the calendar year. The Parks Foundation of Hendricks County Board financially supported over 40% of the playground purchase.

Lemley reported that we have initiated the INDOT sign installation process for W.S. Gibbs Memorial Park.

E. Reports

F-1. Superintendent Report

Lemley reported that he received and reviewed a DNR-Forestry Division – Classified Forest and Wildlands Reinspection report conducted on the William “Bill” and Olga Walton property. The management project summary has prioritized invasive plant control (mainly Bush Honeysuckle).

Lemley reported that the BMV registration process for the new Kubota UTV required additional paperwork. All paperwork (Municipal & Law Enforcement Title and Registration) has been forward to the downtown BMV office for review.

Lemley reported the winter/spring edition of *The Explorer* is now complete and has been sent to print. Publications will be distributed the week of December 7.

Lemley reported that a temporary sign shop/enclosure was recently constructed within our main office utilizing recycled material from the Bears Playground shipping crates.

F-2. Budget Report

Ivie reported that we will end the year right on budget.

F-3. Parks Foundation of Hendricks County Report

Eisenhart provided an update on the potential candidates for the Executive Director’s position. A decision for the selected candidate will be announced in January.

ADJOURNMENT

The meeting adjourned at 3:51pm

The next Park Board Meeting will be held on January 6, 2021

Respectfully submitted,

Matt Freije, Secretary