



Park Board Meeting Minutes

Wednesday, May 5, 2021
2:00pm

355 S. Washington Street
Danville, IN 46122

CALL TO ORDER

The meeting was called to order at 2:03 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
Sarah Wolf, Park Naturalist
Patty Seymour, Administrative Assistant

Guests: None

A. CALENDAR

A-1. Adopt Agenda

Hayden proposed to add C-5. Discussion of Drive into McCloud Nature Park. Update to the agenda. **Miner moved to adopt the agenda with the proposed changes; seconded by Emsweller; motion passed unanimously.**

A-2. Approval of Minutes from April 7, 2021, Park Board Meeting

DuMond requested some edits to the minutes regarding a letter on file that includes language pertaining to eminent domain and The City of Indianapolis for the B&O Trail. DuMond acknowledged the minutes accurately reflect said comments but after further review of the letter in reference, requested that the minutes be amended. Miner suggested that the minutes “subsequently clarify” DuMond’s request. DuMond responded with approval.

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

B. PUBLIC HEARINGS / PRESENTATIONS

B-1. Public Comments

None.

C. NEW BUSINESS

C-1. John “Chub” & Lydia Gibbs – Independent Appraisal Report

Lemley reported that the Freije appraisal that the Gibbs family authorized came back significantly higher (\$240,000.00) than the Beam, Longest & Neff (B-L-N) appraisal that was authorized by the Park Board in November 2020. While discussing the appraisals with the Gibbs family, Lemley commented that Chub is concerned with the wide difference in appraised value between the two reports. Upon further review of both appraisals, Lemley commented that in his opinion, the house structure value appeared to have a discrepancy between the two appraisals. After discussing state statute requirements with Hendricks County Attorney, Greg Steuerwald, he thought that the B-L-N appraisal is recent enough to be considered as a “comparable” appraisal to the Freije appraisal report conducted on behalf of the Gibbs family and completed in April 2021. Additionally, the Park Board would be required to conduct a 2nd appraisal to compare with the B-L-N report and take the average between the two appraised values to be able to present to Chub and Lydia Gibbs. With Park Board authorization, Lemley recommended that we seek a 2nd appraisal for this property. After additional discussion, the Park Board agreed with Lemley’s recommendation. Upon completion of such appraisal, The Park Board requested to be informed on the outcome of the 2nd appraisal. **By consensus, the Park Board authorized Lemley to proceed with seeking an additional third-party appraisal.**

C-2. W.S. Gibbs Memorial Park – Park Rules and Shelter Rental Fee Proposals

Lemley requested that the Park Board consider adopting rules for Gibbs Park and referred to the provided sample sheets of ‘Park Rules for McCloud Nature Park and Sodalís Park’ policy from previous years. Lemley presented the Board with a question of allowing usage of bicycle traffic on trails at Gibbs Park. Lemley explained that there is a public demand for it but expressed concern of pedestrian traffic safety and visibility for this area of the 8-foot-wide compacted aggregate trail. The Park Board reviewed reference material provided and then held some discussion. The Park Board expressed and shared similar safety and visibility concerns as Lemley. After further discussion it was decided, with proper signage posted bicycle usage will be permitted along Gibbs Park trails at this time.

Lemley proposed to create separate park policy language specific to each park, McCloud Nature Park and Gibbs Memorial Park, and to develop a property tri-fold brochure prior to the Gibbs Park grand opening. After further discussion, the Parks Board concurred with Lemley’s proposal. Lemley received approval to move forward with creating separate park rules and policies custom to each park individually.

Miner brought up discussion of signage for the overlook hill at Gibbs Park regarding sledding rules. Ivie

and Lemley remarked that there is currently “No Sledding” temporary signage posted due to the placement of erosion control blanket material during final stabilization of the hill installed by the contractor. Freije further clarified that the original intent of the hill was to be utilized to allow sledding in the future. DuMond mentioned that Hummel Park has sledding signage posted on the hill near the amphitheater that may be utilized for reference when determining language to be used for the Gibbs Park sledding signage.

Lemley presented Shelter Rental Fee research information for the Park Board to consider for future use of shelter house rental. Lemley proposed and recommended the following fee structure; \$75.00 per day for the main pond (Bluegill) shelter location and \$50.00 per day for the northern (Firefly) shelter location. Additional discussion was held regarding shelter house and grill reservations with possible options of posting notifications of reserved sites. The Park Board agreed with Lemley’s rental fee structure recommendation.

C-3. W.S. Gibbs Memorial Park – 2021 Land and Water Conservation Fund Grant Proposal

Lemley advised the Park Board that the Hendricks County Parks and Recreation (HCP&R) department has been in recent discussions with Bob Bronson, Department of Natural Resources (DNR) Grant Section Chief, concerning Land Water Conservation Fund (LWCF) grant opportunities and has the potential to obtain two \$500,000.00 matching grants within an 8-year period. The following projects have been targeted and discussed for W.S. Gibbs Memorial Park: CXT full-service restroom structures, paved trail portion for the perimeter of the ponds, an additional pond dock, and solar lighting. Lemley advised the Park Board that Ivie will be project lead for grant request and is confident we will be able to meet the June 1st submittal deadline. Lemley requested permission from the Park Board to submit a LWCF grant to DNR ahead of the June 1st, 2021 deadline. **DuMond made a motion to approve Lemley and staff apply for LWCF grant submittal request; seconded by Freije; motion passed unanimously.**

C-4. Danville Fire Department – Request for Training at McCloud NP

Lemley reported that Trevor Bolton, Danville Fire Department, has requested permission to utilize the truss bridge and surrounding area at McCloud Nature Park for a Department training session. The proposed training would take place May 22, 2021 between the hours of 8:00 a.m. and 2:00 p.m. The Park Board expressed their support for this type of opportunity. **By consensus, the Park Board agreed to approve this request.**

C-5. McCloud Nature Park Drive – Chip and Seal

Lemley informed the Park Board that he has been in discussions with Curt Higginbotham, Hendricks County Highway Department Superintendent, about coordinating their chip and seal annual contract work to include Park roadways, parking lots, and service drives. Lemley expressed his appreciation for Higginbotham’s support and having the opportunity of a potential partnership with the County Highway Department in this manner. If approved to move forward with request, HCP&R Department would reimburse the Hendricks County Highway Department the funds used for such improvements. Additionally, Lemley is seeking Park Board approval to close McCloud Nature Park for two days to complete work. Lemley recommended to use HCP&R budgeted funds not to exceed \$100,000.00 and requested Park Board authorization to move forward. **Freije moved to approve this request not to exceed \$100,000.00; seconded by Emsweller; motion passed unanimously.**

D. UNFINISHED BUSINESS

D-1. Vandalia Trail – Update on Edmondson Purchasing Agreement

Lemley reported that Ryan Buckley, with Beam, Longest & Neff, completed required documentation to finalize the Edmondson Property Purchasing Agreement for the Ingress-Egress and Utility Easement. Lemley expressed appreciation for Buckley's efforts in facilitating and finalizing this agreement and continues to maintain a positive relationship with the landowners. Lemley further stated that with this transaction complete, we now own two miles of continuous land entering the Town of Clayton. Additionally, Lemley requested authorization from the Park Board to allow this portion of tillable land to be included within the current crop lease with Eric George. **The Park Board, by consensus, approved Lemley's request.**

D-2. Vandalia Trail – Update on Request to Purchase Park Board Property

Lemley informed the Board that he was notified by Carrie Montgomery, of the family's decision to decline the opportunity to purchase some property in Coatesville that is currently owned by the Park Board. Lemley conveyed to the Board, Montgomery's voiced appreciation of our time and efforts put toward such opportunity.

D-3. W.S. Gibbs Memorial Park – Shelter House & Concrete Work Update

Lemley reported that HCP&R has accepted delivery of shelter house kits on May 3, 2021. Additionally, The Indiana Homeland Security Construction and Design release permit was approved on May 4, 2021 and provided to the Town of Avon for the general construction permit submittal and review process. We expect to receive required building permit approval from the Town of Avon shortly. Lemley further reported that John Hall Construction is prepared to begin related work while following engineering drawing specifications and upon receiving permits.

D-4. W.S. Gibbs Memorial Park – Grand Opening Proposals

Lemley presented the Park Board with a targeted grand opening date for the second or third week of July 2021, with a 9:00 a.m. ceremony start time. Lemley recommended to tentatively schedule July 21, 2021 for the Grand Opening Ceremony date but to revisit this topic and finalize at the June Park Board Meeting. After additional discussion, the Park Board agreed to the proposed plans.

D-5. 5-Year Comprehensive Master Plan – Request for Final Park Board Approval

Ivie reported that the Department of Natural Resources (DNR) has approved our 2021-2026 Comprehensive Master Plan (CMP). The final step needed to complete this process is to receive signatures by Park Board President, Hayden, and Park Board Secretary, Freije, on two forms required by DNR. Ivie referred to the provided forms titled: 'Resolution Adopting the Comprehensive Master Plan' and 'Assurance of Accessibility Compliance with: Architectural Barriers Act of 1968 (as amended); Section 504 of the Rehabilitation Act of 1973 (as amended); and Title II of the Americans with Disabilities Act of 1990 (as amended)'. Board President Hayden and Board Secretary Freije provided required signatures on each form.

Miner asked Ivie how much savings HCP&R received by working on the CMP in-house. Ivie responded that the previous published CMP from 10 years ago cost approximately \$70,000.00 to have completed and the new CMP had approximately \$10,000.00 in printing and postage costs, with a savings of approximately \$60,000.00. Lemley added that with Ivie completing the CMP last year, his efforts were instrumental in us remaining on budget with Gibbs Phase 1 project.

E. PROPERTY UPDATES

E-1. McCloud Nature Park

Lemley informed the Park Board that the garlic mustard ‘Weed Wrangle’ event last month at McCloud Nature Park was very successful and reported all time high record of attendance.

Lemley reported that after meeting with the Parks Foundation of Hendricks County (PFOHC) and their generous support for a \$1,500.00 grant, was able to purchase a message board with information racks for future installation at McCloud Nature Park.

Lemley reported that the Naturalist’s are getting more in control of bee house operations and commended Terry Plank’s service for his assistance with this task.

Lemley informed the Park Board that DHL Supply Chain has two volunteer days scheduled for May 12th and May 15th, 2021 with landscape maintenance and litter removal at McCloud Nature Park.

Lemley reported 2,371 vehicles visiting McCloud Nature Park in April.

E-2. Vandalia Trail

Lemley informed the Park Board of minor vandalism that was recently discovered at the Vandalia Trailhead restroom facilities in Coatesville. Lemley reported that he and Coatesville Town Manager, Jerry Decker, remain in communication of such occurrences and are working on finding a solution to deter future damage, such as increased law enforcement presence and property surveillance options.

Lemley reported that he was contacted by a Clayton Town Council member regarding a drainage concern located within Town of Clayton Corporate Limits. After additional discussion and upon further investigation, Lemley advised the Clayton Town Council to contact the Hendricks County Highway Department for related assistance. Miner then highlighted previous acknowledgment from a Clayton Town Council member that the drainage issue in question lies within the responsibility of the Town of Clayton to address.

Lemley reported 1,896 patrons were counted on the Vandalia Trail in April.

E-3. W.S. Gibbs Memorial Park

Lemley reported no additional discussion items beyond what was previously discussed.

*****NOTE: Freije left the meeting at 3:29 p.m. to attend a previously scheduled commitment. The other six Park Board members remained, which retained the quorum and allowed the public meeting to continue.**

F. REPORTS

F-1. Superintendent Report

Lemley highlighted an upcoming deadline for our 2022 budget hearing/request process with the County Council and requested guidance and input pertaining to our proposed budget. The main item of discussion was a full-service restroom and if budget permits, a vault style toilet for W.S. Gibbs Memorial Park. After some discussion, the Park Board directed Lemley to implement **two** full-service

restroom facilities at W.S. Gibbs Memorial Park. Emsweller voiced his displeasure for a vault toilet within our application and advised that the implementation of two full-service restrooms could be divided, pending our appropriated budget. The Park Board then briefly discussed future installation locations for each restroom but decided to table the discussion until a later date.

Furthermore, Lemley advised that due to increased maintenance demands with Gibbs Memorial Park, that he is prepared to request Park Board support to add an additional full-time maintenance position to the HCP&R budget at the upcoming 2022 budget hearings. With Park Board support and upon Hendricks County Council budget approval, the proposed position would be active beginning in early 2022.

Lemley also informed that he will be seeking Park Board support to revert the ‘seasonal maintenance employee’ budget line item to ‘permanent part-time maintenance employee’ budget line item in order to comply with Department of Labor regulations. This will allow HCP&R to hire an additional year-round part-time maintenance position, staying within previous budget approval.

Hayden requested Lemley email the Park Board the finalized budget proposal for review and final direction prior to submitting the budget request to the County Auditor.

Hayden informed the Park Board that with employee performance evaluations due soon, he will need any comments or input other Board members may have to offer returned to him prior to finalizing and completing Lemley’s performance review.

F-2. Budget Report

Ivie reported no day-to-day budget operation concerns at this time.

Ivie highlighted that Katy Cummings, Executive Director of The Parks Foundation of Hendricks County, recently presented checks to HCP&R. The funding was necessary to complete payment to vendors on previously approved purchasing through endowments from the Hendricks County Community Foundation and PFOHC; this includes grant funding from the 2021 Summer Fun Run Series.

Ivie reported that HCP&R is ordering a message kiosk to be placed at McCloud Nature Park and is funded by the \$1,500.00 Summer Fun Run grant we were previously awarded. Cummings presented HCP&R a check for those funds.

Ivie updated the Park Board on the status of crop lease property payments.

Lemley updated the Park Board on the status of contractor payments for Gibbs Park improvements

F-3. Parks Foundation of Hendricks County Report

Eisenhart stated that there is not much to report other than the upcoming Summer Fun Run series. Hayden reported that sponsorship opportunities are still available. Ivie added that HCP&R has been collaborating with Cummings in providing promotional support on various platforms we have available. Ivie and Lemley added that they have enjoyed working with Cummings so far.

Lemley noted that Carol Wood is working on a \$5,000.00 grant for HCP&R to fund additional adventure back packs with iPads.

DuMond commented that he enjoyed the summer issue of the HCP&R Explorer publication and learning of all the great programs we have to offer.

Pell provided positive comments thanking Sarah Wolf for her involvement with the Master Gardener's 'Gardening for All Ages' event recently held.

ADJOURNMENT

The meeting adjourned at 4:03 p.m.

The next Park Board meeting will be held on June 2, at 2:00 p.m. at the Hendricks County Government Center, Meeting Rooms 4 and 5.

Respectfully Submitted,

Matt Freije, Secretary