



Park Board Meeting Minutes

Wednesday, August 4, 2021
2:00pm

955 E. Main Street
Danville, IN 46122

CALL TO ORDER

The meeting was called to order at 2:00 p.m.

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

Board Absent: Mike Hayden, President
Gary Emsweller

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

Staff Absent: Sarah Wolf, Park Naturalist

Guests: Duston Moore, Hendricks County Disc Golf Club

A. CALENDAR

A-1. Adopt Agenda

Eisenhart proposed to add B-2. Duston Moore – Hendricks County Disc Golf Club to the agenda.
DuMond moved to adopt the agenda with the proposed changes; seconded by Freije; motion passed unanimously.

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

DuMond requested some edits to the minutes for Section B-2. Big Walnut Creek – Residential Request for Trespassing/Private Property Signage, to further clarify the term “navigable” to include “canoeing, kayaking, fishing, etc. in public waterway is permitted”.

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

B. PUBLIC HEARINGS / PRESENTATIONS

B-1. Public Comments

None.

B-2. Duston Moore – Hendricks County Disc Golf Club

Lemley introduced Duston Moore, Vice President of the Hendricks County Disc Golf Club, to the Park Board. Lemley updated the Park Board on the success of the disc golf course opening at W.S. Gibbs Memorial Park and informed them that Hendricks County Disc Golf Club wants to host weekly disc golf league outings, in addition to hosting a tournament on Saturday, August 28th from 7:30 a.m. until approximately 5:00 p.m. at W.S. Gibbs Memorial Park. Saturday’s tournament is expected to bring 50-70 participants, capping it to a maximum of 72 participants. Lemley informed the Park Board that Hendricks County Disc Golf Club will provide additional portable toilet facilities on site for Saturday’s tournament and noted that the course will remain open and readily available to all park patrons during tournaments and league outings.

Lemley opened the discussion to Moore. Moore gave a summary of the Hendricks County Disc Golf Club and an overview of the Club’s objectives. Moore went on to explain tournament and league outing buy-in fees and distribution of payouts. Moore stated that the August 28th tournament will have a \$40.00 per player buy-in fee and that payouts will be distributed within division classifications. Lemley advised the Park Board his recommendation to allow Hendricks County Disc Golf Club to proceed as Moore presented, with the understanding that any concerns or issues that may arise be brought to the Park Board, with Club representation, as this program moves forward. The Park Board agreed with Lemley’s recommendation. Additionally, the Board requested that any future professional tournaments be pre-approved.

C. NEW BUSINESS

C-1. 2022 County Council Budget Hearing

Lemley informed the Park Board that the department received approval from Hendricks County Council to move forward with the proposed 2022 budget submittal at the annual budget hearing that he and Ivie attended on August 3rd. Lemley noted Overtime budget line-item changes, per Council’s recommendation, and reminded the board of Employee budget line-item updates as well.

C-2. Highway Department – Letter of Appreciation

Lemley provided a draft copy of a letter, for Park Board review, that he would like to send to the County highway department expressing sincere appreciation for their efforts in getting the drive and parking lots at McCloud Nature Park chip-and-sealed. The Board reviewed the letter and instructed Lemley to proceed with submitting the letter to Curt Higginbotham, Superintendent of Hendricks County Highway Department.

C-3. Authorization to Purchase New Mower

Lemley requested Park Board approval to transfer funds from Other Improvements budget line item to

Machinery & Equipment budget line item for the purchase of a zero-turn riding mower. Lemley received bid documents from three equipment vendors upon bid invitation. The outcome of each bid packet is as follows:

Busenbark Lawn Equipment - \$13,692.74 (Did not meet bid specifications)

Edwards Equipment - \$14,182.00 (Met bid specifications)

Plainfield Equipment - \$15,877.00 (Met bid specifications)

Lemley recommended the Park Board award the bid to Edwards Equipment in the amount of \$14,182.00 as they met all bid specifications and was second to lowest bidder. **Miner moved to award Edwards Equipment the bid on the purchase of a new mower; seconded by Freije; motion passed unanimously.**

D. UNFINISHED BUSINESS

D-1. W.S. Gibbs Memorial Park – Updated Appraisal & Discussion for Land Expansion

Lemley informed the Park Board that he forwarded the updated property appraisal report to them prior to the board meeting and referenced the appraisal summary as he noted changes in compared values amongst previous appraisal reports. The updated appraisal report conducted by Beam, Longest and Neff (B-L-N) appraised value came in at \$580,000.00. Lemley reminded the Park Board of the prior appraisal report conducted by Mark Keutzer, valued at \$560,000.00. With unanimous support received from Hendricks County Council, Lemley recommended the Board allow him, with Emsweller present and with the assistance of Hendricks County Attorney, Greg Steuerwald, to approach and negotiate a purchase offer for John “Chub” and Lydia Gibbs not to exceed the maximum fair market value of \$570,000.00 (average of the two appraisals) to purchase subject property. **Freije moved to authorize Lemley to approach John and Lydia Gibbs on the purchase of 20.01 acres of property in the amount not to exceed \$570,000.00; seconded by Miner.**

Eisenhart opened the topic for discussion and recommended the Park Board provide parameters and guidance for Lemley to be flexible as he and Emsweller attempt to negotiate a successful purchase agreement, on behalf of the Park Board, with John “Chub” and Lydia Gibbs. The Park board resolved the following purchasing terms and conditions to include the following.

- Lease agreement and/or life estate will be limited to the residential dwelling and adjacent area of approximately five acres, including pole barn structure(s).
- Residence will be limited to John and Lydia Gibbs occupying the residential dwelling for the remainder of their life, if they choose to do so, and will be responsible for making property tax, insurance, and utility payments.
- Upon John and Lydia Gibbs’ departure, the residential dwelling and additional pole barn structure(s) will be vacated. No other persons will be permitted to reside in the dwelling or have use of property/structures.
- John and Lydia Gibbs will be responsible for maintenance and lawn care upkeep on any portion of the property and contents that the Board does not have possession of while they reside there.
- HCP&R staff will have full use of, access to, and maintain ownership of one of two pole-barn structures on property.
- Absolutely no hunting will be permitted on any portion of the property regardless of occupant status.

DuMond moved to amend the original motion to pay up to \$570,000.00 to purchase the entire 20.01 acres of the property currently owned by John and Lydia Gibbs subject to lease agreement of their life estate of approximately six acres that contains the residential dwelling and pole barn structure(s). Additionally, HCP&R department would have access to, and full use and ownership of, one of the two pole-barn structures with the understanding, as the owner, we will develop the acreage as we see fit. Furthermore, John and Lydia Gibbs would be responsible for all costs including property taxes and maintenance associated with the property that John and Lydia Gibbs continue to occupy (approximately six acres). Amended motion seconded by Pell. Original motion and amended motion passed unanimously.

D-2. W.S. Gibbs Memorial Park – LWCF Grant – Site Visit & Application Revisions

Lemley informed the Park Board that he and Ivie met with members of Indiana Department of Natural Resources (IDNR) Land and Water Conservation Grant Committee on site at W.S. Gibbs Memorial Park. Lemley outlined minor revisions to the grant application per the Committee's direction. With IDNR receiving a total of 18 grant applications, Lemley remains optimistic of a positive outcome.

E. PROPERTY UPDATES

E-1. McCloud Nature Park

Lemley reported that he responded to the neighboring landowner concerning their request for "private property, no trespassing beyond this point" signage on the Putnam/Hendricks County line bridge. Lemley conveyed the landowner's appreciation of the time spent to address her concerns and understands that HCP&R does not have authority to post signage on the bridge. Lemley informed the Board that HCP&R staff continues to work on development of providing better education of property boundaries along the creek with some sort of signage posted.

Lemley reminded the Park Board of the upcoming Bee Fest to be held at McCloud Nature Park on August 28, 2021.

Lemley provided an update of the status of parking block installation at McCloud Nature Park.

TRAFx counters documented 2,271 vehicles visiting the Nature Park this month.

E-2. Vandalia Trail

Lemley informed the Park Board that he and Ivie are scheduled to attend an applicant workshop webinar on August 5, 2021, concerning round III of the Next Level Trails grant process.

Lemley notified the Park Board that he provided the letter of assurance for the Pringle property to Ryan Buckley, Beam, Longest, and Neff property appraiser, and stated that Buckley will proceed with discussions of land acquisition for the Pringle property.

Lemley reported that HCP&R staff is working to replace a damaged pedestrian crosswalk warning sign within the Town of Coatesville located near the grocery store.

Lemley requested Park Board approval to allow HCP&R staff to seek an agreement with Paul Cummings for the removal of dead and potentially hazardous trees along Vandalia Trail. With no

objections, the Park Board approved Lemley's request.

Lemley informed the Park Board that Indiana Department of Transportation (INDOT) will be installing additional pedestrian crosswalk warning signs along State Road 75. DuMond requested tree limb clearing along the pedestrian path on Park property at State Road 75 approach going in both directions. Lemley informed DuMond that he would look into his request.

TRAFx counters documented 1,491 patrons visited the Vandalia Trail this month.

E-3. W.S. Gibbs Memorial Park

Lemley reported that the grand opening ceremony was a huge success for all of Hendricks County and HCP&R department. Lemley shared with the Park Board positive comments the department received from Commissioners and others regarding the ceremonial event.

Lemley updated the Park Board on staff efforts working toward storage solutions for park equipment at Gibbs Park, both temporary and long term, and will continue to keep Park Board updated on such progress.

Lemley reported that he and the awarded dock contractor, Floating Dock Manufacturing, have come to an agreement to resolve the concrete issues they damaged during installation of the dock.

Lemley informed the Park Board that Ray and Mary Benson donated \$2,745.00 through the Parks Foundation of Hendricks County (PFOHC) to be dedicated toward the playground at W.S. Gibbs Memorial Park.

Lemley reported that two tables provided from Hendricks County Recycling District through grant funds were delivered and placed at the park recently.

Lemley updated the Park Board on the status of INDOT wayfinding signs for W.S. Gibbs Memorial Park.

DuMond recommended and requested that "sled at your own risk" signs be installed shortly on the outlook hill.

Starting on Wednesday, July 21st (grand opening) through July 30th, TRAFx counters documented 1,920 vehicles visiting the W.S. Gibbs Memorial Park.

F. REPORTS

F-1. Superintendent Report

Lemley updated the Park Board of the response he received from Chad Wright regarding hunting and game retrieval on Park property. The Park Board instructed Lemley to no longer respond to Wright's requests and inquiries regarding the subject matter as his questions have been answered previously.

Lemley reported that the trails at W.S. Gibbs Memorial Park is receiving high use from patrons since the park has opened. Lemley suggested to keep the crop lease fields active for 2022 and focus on developing the smaller field and wooded area as part of Phase II to expand the trails footprint and tree planting

while maintaining the nature-focused theme as the park expands.

F-2. Budget Report

Ivie reported no problems with the 2021 budget.

Ivie notified the Park Board of budget line-item fund transfers. Miner asked Ivie if the Sodalis Payment funds will be used soon. Ivie advised that there are no plans to use these funds at this time.

Lemley informed the Park Board that HCP&R will be soliciting bids for the replacement of the aging and failing HVAC system for the McCloud Nature Center this month.

Eisenhart asked Miner if he received any updates on the Amo property. Miner responded stating no new information to report.

F-3. Parks Foundation of Hendricks County Report

Eisenhart stated no new information to report.

ADJOURNMENT

The meeting adjourned at 3:49 p.m.

The next Park Board meeting will be held on September 1st, at 2:00 p.m. at the Hendricks County Parks and Recreation Department Main Building Conference Room.

Respectfully Submitted,

Matt Freije, Secretary