



Park Board Meeting Minutes

Wednesday, January 5th, 2022
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: Mike Hayden, President
Brad Eisenhart, Vice President (Arrived at 2:05 p.m.)
Matt Freije, Secretary
Bill DuMond
Gary Emsweller
Paul Miner
Jeff Pell

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

Guests: Jack Belew, Liberty Core Consultants
Darren Wells, GRW Engineering

A. CALENDAR

A-1. Adopt Agenda

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

A-2. Approval of Minutes from December 1st, 2021, Park Board Meeting

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

B. PUBLIC HEARINGS / PRESENTATIONS

B-1. Public Comments

Lemley introduced Jack Belew, right-of-way agent with Liberty Core Consultants representing Tallgrass Energy, to the Park Board. Belew provided a brief explanation of the project highlighting an area that has an existing structure located onsite in which he is requesting a 20' access easement to cross Park Board owned property from a point along County Road 500 South, going north to enter the existing valve structure site. Belew explained that Tallgrass Energy will be utilizing existing underground pipeline for proposed project and will not be installing new pipeline in this area. Belew further noted that typical traffic will consist of small sized service trucks used for routine inspection and maintenance of such structure with the possibility of excavator type of equipment entering the site in the event that the valve structure needs serviced beyond what preventative maintenance measures consist of.

Lemley advised the Park Board to take into consideration a previous commitment to fund the installation of a concrete apron, when trail is placed in the future, to accommodate farm equipment traffic crossing future trail as this is the same access drive the local farmer uses to enter adjacent farm fields. Lemley passed around a copy of the draft easement agreement that Tallgrass Energy is proposing to enter with the Park Board that includes a \$2,500 initial compensation along with another \$2,500 for the easement, respectively. Lemley voiced his support of granting access easement subject to legal counsel review of proposed agreement in addition to any revisions and requests from the Park Board upon their review of such agreement. DuMond expressed the opinion that action should not be given at this time as he would like to further review fair and appropriate compensation by comparison of the B&O trail access easements. After additional discussion, Park Board members voiced their support of proposed compensation and agreement pending further review by Hendricks County Attorney, Greg Steuerwald. **Freije made a motion to approve Lemley to coordinate review and approval of proposed agreement subject to Steuerwald's review and/or recommendation(s); seconded by Miner; Upon further discussion, Hayden called for a vote in favor of granting Lemley the option to exercise such lease upon consulting with Steuerwald; the motion passed with 5 votes in favor with DuMond and Eisenhart abstaining.**

C. NEW BUSINESS

C-1. 2022- McCloud Nature Park – Arboretum Enhancement & Management Contract

Lemley requested Park Board approval to enter into an invasive and non-native management contract with Cardno for the professional management of the enhanced arboretum within McCloud Nature Park in the amount of \$4,500.00. After some discussion, **Miner made a motion to approve contract; seconded by Eisenhart; motion passes in favor of Lemley's request with DuMond abstaining.**

C-2. Mill Creek Community School Corporation – Sanitary Sewer Installation on CR 500 South

Lemley informed the Park Board of a very recent request he received through multiple communication outlets to discuss viable options for the installation of a sanitary sewer line proposed to be located on Park Board property along CR 500 South. Mill Creek Community School Corporation (MCCSC) has experienced health and safety concerns with their current sewage treatment facility and is proposing to connect a sanitary sewer force main line to the Town of Clayton's wastewater treatment plant. Lemley reminded the Park Board of previous discussions that took place, consisting of proposed sanitary sewer project and wastewater treatment plant upgrades, that was initiated with the Park Board in the spring of 2020 via past Clayton Town Manager, Dan Slattery, and their GRW Engineering representative at the time. Lemley went on to say that with the Town of Clayton having a new Town Manager and the urgency to resolve Cascade High School's (CHS) failing wastewater treatment system, some of the scope of proposed project has changed from what was previously presented to the Park Board during

discussions in 2020.

Lemley introduced Darren Wells with GRW Engineering representing MCCSC for engineering design work of proposed sewer project. Wells presented the Park Board a general overview of the project consisting of 6-inch sanitary sewer force main line installation, including valve/manhole structures, starting at Cascade Middle/High School along CR 200 West, heading north to CR 500 South, then to a point east, eventually discharging to the Clayton Wastewater Treatment Plant located off SR 39. Wells requested a land donation from the Park Board for the portion of the project located along the north side CR 500 South, of Park Board owned property, consisting of a 20-foot permanent sanitary sewer easement totaling approximately four acres of land. Wells noted that sewer lift station(s) will not be installed on Park Board property and the proposed sewer main will be owned by MCCSC, but he believes will be maintained through Memorandum of Understanding (MOU) with the Town of Clayton.

After much discussion, the Park Board voiced their support of the project but requested GRW Engineering and representatives from MCCSC provide the Park Board a formal request/contract for review, and prior to receiving approval, to utilize a portion of Park Board property for the installation of the sewage line. Additionally, the approximate four acres of land within this area will permanently reduce the crop lease revenue along with potential recreational development associated with the future expansion of the Vandalia Trail, in which compensation for granting easement will need to be addressed, amongst other details, including but not limited to, surface restoration, future trail installation, subsequent connections, future operations and maintenance, etc. Wells agreed to provide additional information and formal letter of request and proposed agreement to Park staff by the week of January 17th. It was determined that the topic will be revisited at the February 2nd Park Board meeting.

C-3 W.S. Gibbs Memorial Park – Park Expansion Discussion

Lemley informed the Park Board that he initiated conversation with the Town of Avon regarding implementing a vital maintenance facility and access drive at W.S. Gibbs Memorial Park. Due to the natural drainage of the property/farm field, options to implement a cost-effective maintenance hub are limited. Lemley communicated the initial 60' X 100' footprint building request and proposed placement map for the maintenance hub with Town of Avon's new Planning Director, William Peeples. With Peeples being new to his position, and unaware of the park, Peeples forwarded the initial request to Ryan Cannon, Avon Town Manager, and their Public Works department for their input and comments. Lemley stated that the main goal of communicating with Avon early in the process was to receive initial input pertaining to any perceived issues or concerns with the general layout in reference to the proposed maintenance facility. Holtsclaw added to the discussion answering questions from the Park Board related to building site location, drainage, utilities, and other concerns. Lemley requested Park Board approval to dedicate additional resources in obtaining preliminary cost estimates and building approval for this project. Upon further discussion, the Park Board voiced their support of the needed maintenance and storage facility but instructed Lemley to gather additional information to include construction cost estimates as well as obtaining access drive placement guidance and general input on specifications and installation requirements from Town of Avon staff prior to dedicating additional resources per Lemley's original request.

D. UNFINISHED BUSINESS

D-1. Vandalia Trail – Update on Eastern Expansion

Lemley advised the Park Board that he has updated Ryan Buckley, Land Acquisition Agent with Beam,

Longest & Neff (B-L-N), on the Park Board directive of last month's meeting to initiate conversation with all landowners through the Town of Cartersburg for the eastern expansion of the Vandalia Trail. Per Buckley's advisement to postpone contacting landowners until after the holidays, he is now in the process of drafting such letter for review prior to mailing the letter and pertinent information related to proposed trail expansion through their property. Lemley voiced concerns he and Buckley share regarding multiple parcels located within the Town of Clayton due to their short driveway in relation to the proposed path of the future trail expansion. Lemley informed the Park Board that he and Ivie are scheduled to meet with the new Clayton Town Manager, Jeff Eder, later in January to discuss alternative and/or feasible options for the eastern expansion of Vandalia Trail that will benefit the whole of the community. Lemley suggested to postpone sending letters to referenced property owners within corporate limits until after meeting with Clayton Town Manager and recommended to initiate sending proposed letters to property owners located outside of Clayton corporate limits east through Cartersburg and beyond. The Park Board supported Lemley's recommendations.

D-2. W.S. Gibbs Memorial Park – Update on Trailblazing Signage

Lemley advised that the directional signage project for W.S. Gibbs Memorial Park continues to move forward as the department finally has the signs in hand after a delay in shipment from Hall Signs. Utility locates have been completed and approval for sign installation from respective right-of-way agencies have been obtained, with the Hendricks County Highway Department installing one of the three signs, the HCP&R maintenance team will install the final two signs in the coming weeks.

E. PROPERTY UPDATES

E-1. McCloud Nature Park

Lemley highlighted that Harris Sugarbush will be attending Maple Syrup Days, both events, from 8:00 a.m. until 1:00 p.m. and will provide maple syrup products. Wolf will coordinate outside volunteers for the festival and Eisenhart will take the lead in coordinating pancake breakfast preparation volunteers via Park Foundation of Hendricks County (PFOHC) and communicate with Wolf.

As of Wednesday, December 29th, TRAFx counters documented 1,017 vehicles visiting the park this month. Lemley reported that McCloud Nature Park received a total of 58,055 patrons visiting the park in 2021 (with a vehicle multiplier of 2.13).

E-2. Vandalia Trail

Lemley reported that Cummins Tree Care aided with the removal of several downed trees, from storm damage, along Vandalia Trail (Phase II portion only) as they finalize their obligation to remove dead and potentially hazardous trees within phase II of their contract.

As of Wednesday, December 29th, TRAFx counters documented 1,082 patrons visiting the Vandalia Trail this month. Lemley reported that Vandalia Trail received a total of 22,597 patrons visiting the trail in 2021.

E-3. W.S. Gibbs Memorial Park

Lemley informed the Park Board that he was able to visit with John "Chub" and Lydia Gibbs in mid-December and gave them a copy of the W.S. Gibbs Memorial Park photo book that Seymour created. Chub and Lydia were thrilled to receive a memento such as this. Lemley went on to say that the visit went well.

Lemley reported that the Naturalist staff is preparing to design and order interpretive signage for W.S. Gibbs Memorial Park that will focus on the public fishery and the developmental portion of the fishery such as aquatic habitat and partnership with DNR Fish and Wildlife, among other programs for public education and outreach.

Lemley highlighted that fitness classes will be offered at Gibbs Park, expanding the recreational program efforts, taking place in the spring, and run through the summer.

Ivie presented the custom bronze commemorative plaque that the department recently received from Artistic Bronze, recognizing individuals who were instrumental in supporting and developing W.S. Gibbs Memorial Park. Lemley complimented Ivie on a job well done in creating the commemorative plaque.

As of Wednesday, December 29th, TRAFx counters documented 1,567 vehicles visiting W.S. Gibbs Memorial Park this month. Lemley reported that W.S. Gibbs Memorial Park received a total of 51,429 patrons visiting the park since it's opening on July 21st, 2021 (with a vehicle multiplier of 2.13).

F. REPORTS

F-1. Superintendent Report

Lemley reported that after multiple meetings the County Council finalized the compensation study at an emergency meeting in mid-December with pay increases reflecting the outcome of such study.

Lemley informed the Park Board that CECON Engineering has had a name change with their new name being Align Civil Engineering Consultants.

Lemley reported that Oather Duncan III has recently accepted a promotion within the department from part-time maintenance technician to full-time supervisory maintenance technician. Additionally, two permanent part-time maintenance technicians and one permanent part-time naturalist will begin their employment with the department on January 24th, 2022. Lemley expressed appreciation for County Council support in providing the means necessary to fulfill such positions.

Total combined visitation numbers for the three properties actively managed by HCP&R is 132,081 patrons for 2021.

F-2. Budget Report

Ivie reported no problems with the 2021 budget and referred to the report provided to the Park Board as being the final budget report for 2021. Ivie noted that Professional Fees (County General) and Other Park Improvements (Food & Beverage) encumbrances were approved by County Council on January 4, 2022, as well as Eisenhart's re-appointment to the Park Board. Ivie added that communication with Holtsclaw and Wolf was fantastic which resulted in a smooth transition to budget year for 2022.

Ivie reported that the December 2021 Innkeeper's Tax Obligation Payment memo and totals from the Hendricks County Tourism Commission has generated a total of \$185,365.14, which he stated was on par with previous years prior to Covid19 impact.

Ivie pointed out that excess monies in Land Acquisition (Food & Beverage) was successfully rolled into

Fund 1178.

Lemley praised Ivie for a job well done in monitoring the budget as well as communicating and coordinating with Holtsclaw and Wolf throughout the year.

F-3. Parks Foundation of Hendricks County Report

Emsweller advised that there isn't anything new to report from PFOHC.

Lemley advised that the Summer Fun Run MOU has been renewed with HCP&R remaining a host site for the 2022 event series.

Lemley expressed his appreciation for an anonymous donation made to HCP&R via PFOHC and will be put toward additional ADA amenities at W.S. Gibbs Memorial Park.

Hayden advised that he is no longer serving on the PFOHC. Lemley added that he and Ivie have enjoyed working with Katy Cummings, Executive Director for PFOHC.

ADJOURNMENT

Freije moved to adjourn the meeting; seconded by Emsweller; meeting adjourned at 4:06 p.m.

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

Respectfully Submitted,

Matt Freije, Secretary