



Park Board Meeting Minutes

Wednesday, June 4, 2025
2:00 p.m.

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, President
Vicky Byarley
Gary Emsweller
Paul Miner
Jeff Pell

Board Absent: Mike Hayden, Vice President
Matt Freije, Secretary

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

Guests: Eric Weflen, Studio View Architects

A. CALENDAR

A-1. Adopt Agenda

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

A-2. Approval of Minutes of May 7, 2025, Park Board Meeting

Emsweller moved to approve the minutes from the May 7, 2025, Park Board Meeting, seconded by Pell; the motion passed unanimously.

B. PUBLIC HEARINGS/PRESENTATIONS

B-1. Public Comments

None

C. NEW BUSINESS

C-1. 2026 Budget Submittal

Lemley presented the 2026 budget proposal, which he had previously provided to the Park Board for review, and requested their approval to submit it to the County Council for consideration. He

highlighted the increased requests for funding in the following accounts: Repair and Maintenance Supplies, Development of Educational Programs, and Other Improvements, totaling \$17,500. Additionally, the Machinery and Equipment Account will be reduced by \$20,000, as no new specific equipment will be requested for 2026.

Lemley noted that employee wages are not included in the 2026 budget proposal at this time, as that will be determined later during the budget hearings. He also reminded the Park Board that he will be requesting \$5.5 million for the future Welcome Center and Administrative Office at W.S. Gibbs Memorial Park. After further discussion, **Miner moved to accept the 2026 proposed budget as presented for County Council consideration; Emsweller seconded the motion; motion passed unanimously.**

D. UNFINISHED BUSINESS

D-1. W.S. Gibbs Memorial Park – Welcoming Center & Administrative Office Schematic Design

Lemley informed the Park Board that Studio View Architects (SVA) has finalized the schematic design for the future Welcome Center and Administrative Office at W.S. Gibbs Memorial Park. The detailed schematic design has been reviewed by Patterson Horth, the Construction Manager as Constructor, and the preliminary cost estimate of \$6.3 million was significantly higher than initially expected. Due to this higher-than-expected estimate, Lemley explained that the floor plan has been revised to reduce the building's size and the scope of work. The following revisions and value engineering updates were outlined:

- Reduction in building square footage from 9,000 to 7,500 square feet
- Elimination of one staff restroom
- Revisions to the kitchen adjacent to the exhibition space
- Reduction in the exterior stone façade
- Change in roofing material
- Alternative bid option for the expansion of the bus and vehicle parking lot

Eric Weflen from SVA provided the Park Board with a more detailed explanation of the proposed revisions. Following these changes, the estimated construction cost of the building was adjusted to \$5.5 million. Lemley mentioned that he would meet with the Washington Township Fire Marshal to discuss viable options for the fire protection system. There was extensive discussion regarding the changes outlined.

Weflen detailed the next steps for the Park Board, explaining the process moving forward. Lemley requested the Park Board's approval to present the schematic design plans to County leadership and to proceed to the Design/Development stage of the capital project. Additional discussion occurred on several topics, including classroom space, exhibition space, furniture package (including an allowance), and display areas. After these discussions, the Park Board approved Lemley's request by consensus.

D-2. W.S. Gibbs Memorial Park – Update on CXT Restroom Installation

Lemley informed the Park Board that the two CXT precast concrete restrooms were installed using a large crane on May 9th. The larger family restroom, which has four stalls, was transported and installed as two separate units due to each structure's weight capacity. In contrast, the smaller family restroom, which has two stalls, was installed as a single unit.

The Hendricks County Health Department has issued the commercial septic permit; however, the

Public Water System (PWS) permit is still under review by the Indiana Department of Environmental Management (IDEM). Lemley anticipates that the PWS permit will be issued in early June, assuming there are no issues.

Lemley noted that there was a problem with CXT's plumber, which necessitated the site contractor to step in and complete the work with a plumber licensed in Indiana. As a result, CXT will issue a refund of \$15,000 for those plumbing services. After discussions with the site contractor, a tentative completion timeline of mid-July was established.

Lemley reminded the Park Board that the County will be reimbursed 50% of the total project cost, as this project is funded by the National Park Service (NPS) through the Land and Water Conservation Fund (LWCF) grant.

E. PROPERTY UPDATES

E-1. McCloud Nature Park

Lemley reported that the Naturalists released Honey, the rehabilitated black snake, into the wild on Saturday, March 10th.

The benches for the outdoor learning space at the nature center have been ordered and were funded through a grant from the Hendricks County Recycling District.

TRAFx counters documented 1,841 vehicles visiting McCloud Nature Park this month.

E-2. Vandalia Trail

Led by the naturalist staff and finalized by Ivie, a new tri-fold brochure for the Vandalia Trail has been created. The brochures will be available at both trailhead locations in Amo and Coatesville.

Lemley reported that the maintenance staff removed moss growth from necessary areas along the Vandalia Trail. To complete this task, they had to rent a street sweeper. There was also a discussion about the possibility of purchasing street sweeping equipment in the future.

Lemley informed the Park Board that J.R. Bowling, the contractor for Phase 1 of the eastern expansion of Vandalia Trail, did not meet the original project completion date of June 1st. Although the contractor has advised that work has resumed on the project, the crushed stone subbase installed last fall is still failing proof-roll inspections in several areas. Lemley assured the Park Board that the construction engineer inspector on site is actively monitoring the project and expects these proof-roll issues to be resolved soon. Lemley proposed a revised formal timeline for the capital project: an intermediate completion date of July 3rd, with final completion scheduled for August 3rd. He also suggested enforcing a late penalty of \$500 per day if J.R. Bowling is unable to meet this revised deadline. After further discussion, the Park Board approved Lemley's proposal to revise the project timeline as outlined.

Lemley reported that, at Miner's request, a temporary sign will be installed along the upcoming trail expansion project. The sign will highlight the partnership with the Central Indiana Land Trust (CILT), which has contributed 26,000 trees for reforestation along the future trail. Additionally, the sign will inform passersby about the trail expansion project.

TRAFx counters documented 1,633 patrons visiting the Vandalia Trail this month.

E-3. W.S. Gibbs Memorial Park

Lemley informed the Park Board that while he was discussing the administrative office transition to the Gibbs residence with Facilities Director Swalley, he offered to transfer several pieces of equipment that they no longer use to the Parks Department. The list of equipment has been previously provided to the Park Board.

Lemley reported that the Hendricks County Information Technology (IT) Department will continue to provide phone service to them during the temporary office location known as the Gibbs' residence.

Lemley informed the Park Board about an increase in incidents involving the use of motorized carts—both gas-powered and electric—on the trails at W.S. Gibbs Memorial Park. In response, Seymour has ordered additional signage to be placed along the trails to inform visitors that these vehicles are prohibited. Lemley also mentioned that the Town of Avon does not permit the use of such vehicles on its public roads within the town limits.

Lemley commended the maintenance staff for their work in keeping the park properties maintained while also dedicating significant time to the Bicentennial Tree Trail project.

TRAFx counters documented 5,122 vehicles visiting W.S. Gibbs Memorial Park this month.

F. REPORTS

F-1. Superintendent Report

Lemley reported that he and Ivie met with HWC Engineering to discuss the 5-year comprehensive master plan. They provided the Park Board with a project schedule to facilitate public input. HWC Engineering will attend the September Park Board meeting, which will take place at the Hendricks County Government Center, to conduct a joint interview with the Park Board. Lemley also noted that the schedule has been expedited due to the Department of Natural Resources (DNR) changing the draft submission date to November. Byarley mentioned that she would not be able to attend the September Park Board meeting, so Lemley will send her the survey for her input ahead of time.

Lemley reported that a portion of the maintenance staff has completed the installation of a diverse wildflower and pollinator plot on a small parcel of land. The Commissioners previously acquired this area for the roundabout located at the southeast corner of C.R. 900 East and C.R. 100 North.

Lemley informed the Park Board that Ivie, Seymour, and the naturalist staff have started working on developing the Fall 2025 edition of *The Explorer*.

F-2. Budget Report

Lemley reported no issues with the budget and informed the Park Board that Ivie will transfer funds into the Professional Fees Account (30201 Line Item) and the Maintenance and Repair Account (20205 Line Item).

F-3. Parks Foundation of Hendricks County Report

Eisenhart reported that the Summer Fun Run Series began last week, and approximately 693 participants registered for it.

ADJOURNMENT

Pell moved to adjourn the meeting at 3:16 p.m., seconded by Byarley; the motion passed unanimously.

The next regularly scheduled Park Board meeting will be held on Wednesday, July 2, 2025, at 2:00 p.m. at the Hendricks County Parks and Recreation Department Main Building Conference Room.

Respectfully Submitted,

Brad Eisenhart, President