



**Zionsville Board of Parks & Recreation
Regular Monthly Meeting Agenda
Wednesday, December 11, 2024**

In Attendance: John Salewicz, Ryan Cambridge, Michael Kaufmann, Chad Dilley, Kris Barksdale, Kimberly Lane, Matt Milburn

Staff attending: Amy Nooning, Attorney

Salewicz All right, welcome to the December 11, 2024 Park and, Board of Park and Recreation meeting. Let's do roll call. Ryan Cambridge?

Cambridge Here.

Salewicz Michael Kaufmann?

Kaufmann Here.

Salewicz Kris Barksdale?

Barksdale Here.

Salewicz Kimberly Lane?

Lane Here.

Salewicz Chad Dilley?
[No response]

Salewicz Matt Milburn?

Milburn Here.

Salewicz We have a –

Kaufmann Chad's here – I, I believe Chad will be here shortly.

Salewicz Yeah, yeah, I think he just had to go to the bathroom possibly so.

APPROVAL OF THE NOVEMBER 13, 2024 MINUTES

All right, approval of the November 13, 2024 minutes. Everyone have a chance to review the minutes as presented?

Cambridge Yes, I make a motion to approve.

Salewicz Do we have a second?

Lane So moved.

Salewicz All in favor say aye.

All Aye.

Salewicz Those opposed say nay.
[No response]

Kaufmann Abstain as I wasn't present.

Milburn I abstain as well as I wasn't present.

Salewicz The minutes pass, what so –

Cambridge With two abstentions.

Salewicz With two abstentions.

STAFF REPORTS

All right Public Presentation and Comments. Anyone online? Anyone out in the audience who'd like to talk? All right, Staff Reports – Superintendent, Jarod Logsdon.

Logsdon Thank you John. Good evening Park Board. Just wanted to highlight a couple of items from the Superintendent Report. The Wingz sculpture at the Zionsville Road trailhead was removed, repaired and reinstalled. So if you noticed it was gone for a little bit and had trolls in its place, those have been removed and the Wingz structure is back up there so. Again, we appreciate Mark for his assistance. He was the original artist that sculpted it and he, on his dime, assisted us in taking it out and repairing it so we appreciate that.

Earlier in the month, we attended the DNR Visionary Trail charette. So this is a charette to reimagine a trail system throughout Indiana, identify new corridors that are coming online as communities begin to add more and more trails to their systems and a visionary trail is any trail that extends beyond two counties so our Big 4 Rail Trail has the opportunity to become a visionary trail as we extend into Clinton County into Colfax and as well as the Midland Trace Trail which travels across Hamilton County and has the opportunity to cross through Boone and then to our

south with Hendricks County so. All great things on the way for Indiana's trail system.

The Maintenance team also installed a 10 x 20 bike pad at Zionsville Christian Church. This was a part of that CIBA grant from earlier in the year that we received. That's the Central Indiana Bicycle Association. They awarded us those grant dollars to install bike repair stations so there will be a series of four of those along the Rail Trail within the spring of next year so this was just the first pad in that series.

C&J Well went out to Carpenter Nature Preserve and officially decommissioned the existing high-velocity wells that were onsite. So that was a part of the irrigation system that used to be at the golf course, something we wanted to decommission and cap before we get out there with our park. So they have completed that work and that report will be forthcoming to IDEM and the state to officially decommission those high-volume wells.

And finally, if you've driven on Oak Street into the Village you've likely noticed the Lincoln Lights. So this season for the first time Lincoln has been lit up by a generous partnership and sponsorship by Hometown's, Hometown Lawns so we appreciate that opportunity to beautify our Village district in the holiday season and that's all from the Superintendent Report.

Salewicz Fantastic. I, I was wondering as I drove by, I was wondering, I've never noticed that so that's fantas – it looked, it looked really good so thank you.

Milburn Yes, I think we talked about it like a year ago how cool that would be and then –

Salewicz Lo and behold.

Milburn Bob's your uncle, there it is.

Salewicz Thank you very much. Anyone have any questions for Jarod? All right, next is Director of Recreation Services, Mindy Murdock. How you doing Mindy?

Murdock Good evening everyone. All right, so November is a little interesting but with the holidays and things going on we did spend a lot of time being closed at the Nature Center but still had a great November. We ended with a little over 1,000 walk-ins to the Nature Center so we are just about 600 shy of beating last year's walk-in attendance and we still have December to get through so.

We did a few programs out at Union and Trailside Elementary. The third graders there do kind of a, I guess an animal specialty that they pick. I know at Trailside they call it Beast Feast so they did invite us out to do some, some programmings kind of tied in with the, the completion of their projects for those two schools.

Outside of that, the big one happening in November is that our entire Naturalist staff and myself went to the 2024 EEAI which is the Environmental, Environmental Education Association of Indiana conference which was held in Indianapolis at the Indianapolis Zoo this year. We actually had two of our staff actually presented so Rachel Felling presented on our Nature Connections program so she had a very huge crowd, over 40 people attended her talk. And then Siera Stuart, Naturalist Siera

Stuart, did a presentation on social media since you guys know that Siera is kind of our, our guru when it comes to kind of quirky little videos that we put out on social media so. In addition to that one, I was actually the conference Chair for the conference so I'm happy that that one is done because that was a lot of, a lot of work but the big thing was that Rachel was actually awarded the Joe Wright Recognition, Recognition of Excellence Award for her work with Nature Connections and with IMN at that conference so, so that was a great opportunity to present her with that award and she was very well deserved on that one.

So we did our new event smashin' pumpkins right at the beginning of November and that was a huge hit. Over 300 people came out and with mallets just took some anger out on some pumpkins and had a great time. So definitely see that one coming back next year and growing. We had a lot of people say hey, next year can I bring more pumpkins? Can I donate pumpkins? So I'm sure there'll be more pumpkins. The Fire Department threw pumpkins off their ladder truck and they've already asked if they can throw more next year so we said that's fine, we'll work something out on that one.

And then we kicked off our Winterfest season with the Trailhopper and the staff being at the Christmas in the Village parade so, so Winterfest is ongoing. We had Maker's Market last weekend, about 2,500 people came out. It was a fantastic market and then this weekend is Christmas in the Park so. Unless you guys have any questions, that's my report.

Salewicz Fantastic work as always. We really appreciate you.

Barksdale Yeah and thank you for representing Zionsville by being the conference Chair. That's impressive.

Murdock Thank you.

NEW BUSINESS

MULBERRY FIELDS CONCESSION STAND BID

Salewicz All right, moving onto New Business. Mulberry Fields Concession Stand Bid. Jarod —

Logsdon Thank you. So, earlier this year this Board approved the construction plans for the Mulberry Fields concession stand and that project was put out to bid. Those bids closed on December 5th at 3 p.m. and at which time we received seven competitive bids. After review of those bids, we have selected Structure Midwest, LLC as the lowest responsive bidder at a bid of \$980,000. So this is around \$17,000 lower than our engineer's estimate so, again, having a project come in just under our engineer's estimate which is always nice. So on the screen you'll see just a rendering of what we're doing. Again, this is out at Mulberry Fields. It'll be right next to the first shelter you drive in as you enter the park and it'll offer year-round restrooms as well as the concession stand for all of the activity out in that park. So with your consideration this evening, would request you entertain a, a motion to approve the Structure Point Midwest, LLC bid at \$980,000 and work towards executing that

agreement pending final legal review. So happy to answer any questions concerning this project.

Barksdale How many bids were there?

Logsdon Seven, so. We definitely advertised at the right time of year this time.

Dilley So I think just for the Board to have good dialogue, I think your proposal, Jarod, was to take it out of 4672? This and your Carpenter proposal as well too. That's the 2012 impact fees, right?

Logsdon Yes.

Dilley So that'll take the total account balance, should we approve Mulberry and what we're looking at with Carpenter, down to \$713. I just think for the Board is that, are we good with that, right? Let's just be clear where the, where the funds are going and are we good with it. And, and the answer could be yes, right? I mean it could be like what the funds are intended to but we're, we're exhausting all those funds and is that the right thing to do?

Logsdon And, and I do want to provide a little background on impact fees. So, since 2012, Zionsville has had an impact fee so every new roof that comes up in our community has to pay towards that fee and that is put into the kitty for later park development. So impact fees can only be utilized for certain amenities as our population grows and we maintain our level of service. So with our population exploding over the last decade since this fee was established, we have accrued a lot of these and whether fortunately or unfortunately they have been underutilized throughout our history as a park system so – so much so that in the 2022 effort to develop the next 5-Year Master Plan, we included in that scope of work the development of an impact fee tool so that we would know how to best utilize those funds with every parks project moving forward so.

The reason we are expediting their use and, and feel this is the most responsive and responsible use of these impact fees because, again, as I mentioned, they can only be utilized for certain amenities and once we reach those threshold, those are locked out until our population grows exponentially so. Fortunately for us, concession stands and restrooms are two things that can be funded through these impact fees because we had a deficit throughout our park system which we met in 2012 that we have lost since then. A couple of other amenities we can utilize – we will never be able to use impact fees on paved trails which is one of our most requested amenities so. I actually did the math and it would take over a population of 132,000 before we could utilize those. So even with our projections to double, we're not going to reach that population for some time. So that's just one example but some of the other categories that we can use these impact fees are in parking spaces, sports fields, outdoor only – can't be utilized for indoor sports field arenas, rustic trails to a certain degree and just a few other one-offs so, so what we did with that 2023 Master Plan was prioritize the use of these whenever we had a parks project moving forward. So it is kind of the, the department's priority to get these 2012's off the book so we can focus on the 2022 fund and then in a couple years have the 2027 fund as well.

Cambridge Are there, so are there provisions, because I've not read this whole agreement, for liquidated damages in this agreement?

Logsdon Yes within the AIA contract working with REA we include that in all of them.

Dilley I noticed on the 324-page Board packet on that one I can't, I'm surprised, Ryan, you didn't know the exact page number that was on.

Cambridge I, I did last night but then I uh –

Salewicz I have a question about the, was it the tempered glass, the deduction with, the reason to get rid of it – what, is there –

Logsdon So just basing our budget, we wanted to have an alternative should we need to downgrade the glass but –

Salewicz It's an option just to –

Logsdon It was an option as a deduction instead of an addition. Like with Carpenter where we're proposing an option for –

Salewicz Oh, so we're not saying we're doing that that's just –

Logsdon No.

Salewicz Okay.

Logsdon We'll, we'll stick with the base bid.

Salewicz Gotcha, okay.

Cambridge I make a motion to approve the contract or authorize Jarod to execute the agreement.

Salewicz And anyone make a second.

Lane I will.

Salewicz So roll call vote – Ryan Cambridge?

Cambridge Aye.

Salewicz Michael Kauffmann?

Kaufmann Aye.

Salewicz Kris Barksdale?

Barksdale Aye.

Salewicz Kimberly Lane?

Lane Aye.

Salewicz Chad Dilley?

Dilley Aye.

Salewicz Matt Milburn?

Milburn Aye.

Salewicz And I, John Salewicz, say aye as well too. Motion carries.

CHRISTMAS IN THE PARK REINDEER SERVICES

All right, Christmas in the Park Reindeer Service.

Logsdon So much smaller contract for you all to consider – this Saturday we have recruited reindeer to appear at Christmas in the Park and this would be for a contract for \$1,800 to have their services for a few hours at Elm Street Green. It's simply in the packet just because it's a contract rather than an invoice so I require Board approval on this one. Upon your approval, we'll print the check tomorrow and hand it to them this Saturday.

Salewicz I mean are these the same reindeer that have been used in multiple different?

Logsdon We actually are utilizing a different service –

Salewicz Okay.

Logsdon With a little bit of cost savings.

Salewicz Okay.

Cambridge I'm I guess impressed there are multiple reindeer services.

Lane Yes. What is the, the demand?

Cambridge Apparently it's an untapped market.

Salewicz Exactly.

Logsdon Always trying to be good stewards of the dollar.

Salewicz Uh huh.

Cambridge Okay.

Dilley So Jarod, I think in the show The Santa Clauses there's a reindeer named Chad. I just want to make sure there's no reindeer named Chad that'll be there. I'm just joking.

Logsdon	We'll have to verify that.
Dilley	I'm, I'm, I have a motion to approve.
Kaufmann	I'd love to second.
Salewicz	All in favor say aye.
All	Aye.
Salewicz	Those opposed say nay. [No response]
	Motion carries. All right –
Cambridge	I'd like to note too that the reindeer make more per hour than most attorneys. Should've been a reindeer –

SHELTER RESERVATION POLICY UPDATE

Salewicz	Should've been a reindeer. Okay, Shelter Reservation Policy Update.
Logsdon	We had to dust off this one from 2022 but we wanted to update our Shelter Reservation Policy to include Elm Street Green's upper pavilion as well as the future pavilion at Carpenter Nature Preserve. So with Lincoln Park going under renovation next year, we wanted to offer an alternative in the Village for the community should there be any weddings and we've actually already had interest in one for next year so simply just adding two other shelters that can be reserved within our park system, one existing today and one that'll exist when Carpenter opens to the public. We have all of this framework attached to our MyRec software so people can go online, provide electronic payments and it's, it's pretty smooth with our operations. It's been a huge success.
Salewicz	Any questions and concerns?
Cambridge	Motion to approve.
Salewicz	Second?
Lane	Second.
Salewicz	All in favor say aye.
All	Aye.
Salewicz	Those opposed say nay. [No response]
	Motion carries.

THE WOODS OF ELIZABETH & SYLVESTER JOHNSON OF WILD AIR FARMS DONATION

All right, Woods of Elizabeth and Sylvester Johnson of Wild Air Farms Donation.

- Logsdon Thank you John. Myself, Amy Noonning and the Park Board President, John, have been speaking with the Wild Air development team for about the past year about a potential land donation from the family. So the Wild Air family wanted to cement their legacy in Zionsville and, and be sure there was a portion of that farm that remained natural in perpetuity. So there is approximately 30 acres that is being proposed to be donated to the park system at no cost. That 30 acres is the wooded area you can see on the screen above just below, well, it's actually titled the Johnson Preserve on this slide. Within that preserve, as mentioned, there is wetlands and it's close to Fishback Creek so, again, providing critical habitat. I know just in my tenure here I've received multiple calls of amphibians in the spring crossing Marysville Road probably to get over to those vernal pools and, and reproduce so incredibly important to the local ecology there especially as more development occurs.
- So with your consideration, we could accept this 30-acre parcel to be turned into a public park. Now this 30 acres does come with an existing conservation easement. This was placed on it by the Woods, Land and Lake Conservation Land Trust and within the Park Board packet was the terms of that conservation easement. None of them are too far beyond what we would want to do with a, a passive park. So concerning development there can only be one perimeter trail within that preserve. Signage is limited within the preserve to the walking trail. We do have the autonomy to not only combat invasives appropriately but also to address hazard trees or things that might be a, a threat to human activity in there but, again, the public will be invited to walk, take a walk in the woods but the core mission of that land and the, the values of the family were for it to be pristine and protected.
- Cambridge Do they define perimeter beyond the obvious? Like is there a certain distance within the edge of the property line that that trail has to be routed?
- Logsdon It is within, right at 50 feet from the edges. That was both coordinated with the family as well as the neighboring property owners that didn't want it right in their backyard so a little bit of a buffer there. And it will be a, a 4-foot-wide crushed aggregate trail so designed to ADA standards.
- Salewicz They're putting that in themselves, right?
- Logsdon We'll talk about that next.
- Salewicz Okay, all right.
- Logsdon So right now it's just for your consideration to accept the 30-acre land donation, to perpetually name that park the Woods of Elizabeth and Sylvester Johnson of Wild Air Farms and to invite the public but certainly understand that we have limited activities that we can or should do in there. So, again, another component was no 5Ks or picnic mashes or anything like that. It's truly just meant to be a walk in the woods for the public.

Milburn That, that means walking like in the woods and not just through the path?

Logsdon Just on the trail, yeah that's –

Milburn Okay.

Logsdon And, and we have signage throughout out park system about staying on the trails so that's, we want to minimize disturbance anyways.

Cambridge Before we make a motion on this I think if, if accepted, as we think about signage along the trail or at the entrances because it's a little bit different use case in terms of the sensitive ecology that's there, we may want to have some signage that sort of explains that and encourages people to stay on the trail beyond just our standard signage. That might also educate them about why those ecosystems are important or – because I think there'll probably be a propensity for folks to meander and explore, at least that's what I would want to do unless otherwise told not to so. So see if we can make it an educational component too so.

Logsdon That's a great point. Thank you.

Cambridge But I'll, I'll make a motion to accept the 30 acres and the contingencies currently _____ 22:04 audio/microphone issue conservation easement.

Milburn Second.

Salewicz All in favor say aye.

All Aye.

Salewicz Those opposed say nay.
[No response]

Logsdon Thank you all. So there is a second component to this and that is just acknowledging that there is a conservation easement. So your consideration to authorize the Park Board President to execute that document with Wood-Land-Lakes Land Trust.

Salewicz Do we have a motion to accept?

Lane So moved?

Salewicz Do we have a second?

Cambridge Second.

Salewicz All in favor say aye.

All Aye.

Salewicz Those opposed say nay.
[No response]

It carries.

RESOLUTION 2024-07 WILD AIR DEVELOPMENT PARK IMPACT FEE REQUEST

All right, Resolution 2024-07, Impact Fee, Impact Fees, yes, sorry.

Logsdon

As mentioned, so this, this potential park and adding it to our park system has been on purview for over a year now kind of as the project was mentioned to the community, the overall Wild Air Development that there would be some public parks associated with that so working with that development team, we have come to a request for a waiver on impact fees. So with your consideration of waiving those impact fees, they would actually create that one perimeter trail that we just discussed within our park as well as provide additional park amenities across the street which we'll talk about in just a second so.

Just an overview of the Wild Air development – so it is 289 multi-family units as well as 386 single-family homes and those, this development has been approved. It has gone through the platting process and it's moving towards actual construction so. Construction, pulling building permits is when impact fees are applied to a developer so that's why the request is coming before you now. So concerning improvements, that 30 acres we just discussed would be for the developer to establish that crushed aggregate trail to ADA standards around the perimeter of the park. So this trail was actually included in some of the exhibits of those closing documents for the deed so it's very well documented and understood with the family as well as the developers and ourselves.

In addition to that portion of the project, so for our park specifically, that is approximately \$514,310 to install the signage at the trailhead of that nature preserve, the rustic loop as well as a fence around the pond which would be donated or deeded to the HOA of Wild Air and not the park system and the landscaping so. One of the terms of this request is that signage is coordinated with the Parks Department, Ryan, so we do have a chance to make sure that educational component is included with any of that trailhead signage.

Moving through their project, so as we go back to the site map, we'll also notice across from Johnson Preserve there is the Archer Park and coffee house. So this is a more activated space that the development is proposing within their project and this will include a nature-based playground, paved accessible walking trails, public restrooms as well as a splashpad. So this 2-acre park would not be donated to the park system but should we grant a waiver of their impact fees, there would be a perpetual public easement on this. So what that does for our park system is allows the public to still enjoy these amenities but it doesn't put the burden of upkeep of these more activated items onto the park system necessarily and they would be maintained within the development or the ownership of that parcel.

Kaufmann

Is there some, something that holds them accountable to a certain upkeep and quality of that space over time?

Logsdon We can certainly further expand that. We can, we can rely on CPSI, the certified playground inspection standards for the play area. We can rely on accessibility for the, the walking trails and we can probably come up with a couple of more guidelines to be upheld within that public _____. 26:39

Cambridge Yeah, I would –

Kaufmann I think that would be my only concern.

Cambridge I mean we're, I'm a I guess professionally big proponent of finding ways to creatively do things like this but I _____ 26:49 audio/microphone we protect the taxpayer interest _____ 26:55 about our expectations around what, where, how, what goes in, what's the level of quality, what's the purpose. So I would want to see some verbiage also around or give us some, I guess, and I wouldn't want them to be able to be like ahh the splashpad is hard to maintain so we're just gonna close it. I _____ 27:17 audio/microphone they would need Park Board approval or something like that to change of the programmatic elements beyond repair.

Logsdon And, and we do have members of the development team that are here and can answer any questions or speak to that as well so I'll invite them up if they'd like.

Salewicz Please state your name and who you're with please.

Hansen I'm Kimberly Hansen with Old Town Companies and I'm the Chief Operations Officer with them and then I'm here with Ryan Weyer, he is one of the developers on this project. So he knows the most about how the amenities are currently designed but we're certainly open to putting more standards on that. I think it's a good idea.

Weyer Ryan Weyer, Old Town Companies, as Kimberly mentioned so to answer any questions you may have.

Milburn My question would be about, separately from this, would be just about signage to make sure this didn't look like a subdivision park or a something exclusively for the group to make sure that it was, it was clear that this was for the town and, and open to the public.

Weyer And, and we would definitely work with Jarod and his team to produce that signage and get approvals.

Cambridge The, I, I guess I have a question about some of the program components that are listed. There's the playground and the splashpad. The splashpad has a line item estimate of \$45,000 that _____ 28:56 audio/microphone a sense of scale around what this would look like or like how is that number informed?

Weyer So that was from one of our pool, actually, the company that's doing our pool at the clubhouse is the one that gave us that ballpark number –

Cambridge Okay. So they're working onsite already?

Weyer Correct, correct.

Cambridge And would that be, is that envisioned to be a recirculating system or is it a –

Weyer It, it would be, yeah. The, all the filtration and pumps would be tied to the pool or the restroom building so it would, it definitely would be.

Hansen That's one thing I was going to say – there are going to be public restrooms that service this park so there's opportunity for there to be say on how those are signed and we already understood that we would be working with the town on signage and . 29:43 audio/microphone

Dilley My question would be more for Jarod with the impact fees, what would we for a development like this normally be collecting on the impact fees?

Logsdon So for this project specifically, the total impact fee would be \$1,006,399 – \$61,000, sorry about that – \$1,061,399. Thank you Amy. But what, the project they're proposing just as Ryan mentioned about a \$45,000 splashpad, I could not build a \$45,000 splashpad so there are opportunities for greater investment in return utilizing those fees than we could do even with those fees trying to do those same amenities. So I spoke to this a meeting or two ago about this Board and, and subsequent Boards in the next couple of years are going to have a lot more development requests before them so we can build our park system and that's, that's a little new as far as building our park system side by side with development but as far as donations and, and how we acquire our park system that's not unique to how our story's been told so. I certainly caution you to evaluate each proposal before you and make sure that we're instituting parameters that are going to be upheld in perpetuity for Zionsville residents that aren't here just yet.

Dilley Or just I'm trying to dumb it down to my level – we're giving up on \$1.061 million of impact fees, we're going to get \$514,000 of investments into the Johnson, the Woods of Elizabeth and Sylvester Johnson of Wild Air Farms and so they're, they're going to invest \$514,000 to that. In addition, they'll invest over a million dollars for – I don't know that you call this a private-public partnership but, I mean, it's going to be your land but you're using your economy as a scale of your development to do this more affordable than what we could. So, overall, it's almost a win for the community of about a half a million dollars if we were to go forward with this?

Cambridge Yeah.

Salewicz What about being able to, if years down the road there's an issue and the splashpad as you mentioned, they can't just close it down without talking to the Park or to the town. Is that feasible or?

Logsdon Would there be any concern with putting a parameter about requesting decommission of any of the programmed activities? I think we –

Cambridge I think I just, again, we're working one of our clients right now is Henderson, Nevada and they've built parks like this almost exclusively for 20 years. It's been a great relationship but they've got a lot of lessons learned and I think a lot are on the back end.

Salewicz I'm more worried about the homeowners association like oh, this is going to cost us \$50,000 to fix this so we're going to shut it down and just abandon it so that's, that's what I'm talking about down the road so.

Cambridge Right.

Salewicz Not that what you guys are, just that they're going, that this is in perpetuity it's going to stay then they need to communicate with the town if it ever is going to change.

Cambridge Right, well and it's not just that it's also being like, like I said, I was trying to say that it's, it's, the success of those, these types of projects on the city side is often on the long term so it's making sure, like you said, that, that whatever expectation – like if we're agreeing right now to certain program and a level of quality and experience then there needs to be some language that says that it will be maintained to remain that unless there's an agreement reached to change it and that there needs to be standards in place in the agreement that define our acceptable level of maintenance and whatever that is. I think we just need to, on our end –

Salewicz Right.

Cambridge Be very prescriptive about our expectations with regard to access, with regard to restroom access and hours and maintenance and CPSI testing and the intervals of that and all of those things and, and, and I think if we get those in place then that is the representative best practice of how to do projects like this is partnering to leverage their, their economies of scale. I mean, to Jarod's point, if we were to quote a splashpad I don't care how small it is, we'd be looking at hundreds of thousands of dollars.

Salewicz Yeah.

Milburn Yeah.

Cambridge So we just have to make sure that we're protecting our interest long term I think.

Milburn Yeah, something along the lines that they will keep them up to the standards of the, that we would have for any of the other parks.

Cambridge And that may be subject to the interpretation of the Superintendent.

Logsdon We have a Maintenance Standards policy I could just pull from.

Lane Can we also put something in there about what's used for landscaping 34:41?
Audio/microphone

Logsdon Review of plantings?

Lane Yeah.

Logsdon Yep.

Cambridge Well it'll have to go through some sort of site plan review, right?

Logsdon Right, yeah.

Cambridge So I think that would be also an example of another sort of best practice to integrate in relationships like this or agreements like this is to engage the Park Board not just at the approval process at the beginning or the end but also sort of in the design 35:15 audio/microphone and I don't know that it has to be an entirely collaborative process but it would be nice to review progress on the design of so that we can at least be aware of it and/or provide input if it's relevant.

Dilley Yeah, is this the first time we've done an agreement like this?

Logsdon This is the first time we've done this for amenities but we have utilized this exchange for land before. That's how we got Overlay-Worman.

Dilley Was it the artwork where we developed some guiding principles on? It may be worthwhile if Jarod's, if Jarod can see down the road that we're going to continue to go through this, it may be good for us to craft some guiding principles so that we kind of have a roadmap on how to approach this as we go forward.

Logsdon I can work on that.

Milburn It's very much a win-win as long as we are thinking long term like Ryan's saying and –

Lane We're setting precedent.

Milburn Yeah.

Cambridge Well and the more of these that we have, I mean without some sort of policy in place or design standards 36:15 audio/microphone which there's no reason to delay anything, we can have the one-offs for now but looking into the future those are also things to consider on our end as you 36:26 audio/microphone every single phase as it relates to quality or performance specs because they have those established as a set of design guidelines 36:43 audio/microphone. So that's for another day but I think as long as we can be prescriptive about the long-term obligations 36:52 audio/microphone. So what do we need today? A motion to accept the waiver subject to some sort of terms that I just –

Logsdon Yeah, so consideration of Resolution 2024-07 related to the waiving of impact fees for the Wild Air development contingent on the prescribed parameters developed by the Superintendent to uphold park standards.

Nooning I recommend too, the Resolution that you have in front of you and the Exhibit C included, the exhibit is the Park and Recreation Impact Fee Credit Agreement. That would be the place, I think, that a lot of the substance needs to be put in and it's not in there yet. This is just, this is what's being proposed to us. This isn't our draft so I would suggest, I mean, if we can just maybe table the resolution. I think that 37:45 audio/microphone because if you adopt the resolution, the exhibit is adopted along with it.

Logsdon 37:56 accomplish that.

Nooning That would be my recommendation.

Kaufmann I do want to thank the Wild Air development team for how thoughtful you are being about this project in both the way you're thinking about public amenities but also with the ILADD inclusion. So, grateful to you all for being thoughtful partners.

Cambridge Yeah. It's exciting to see that developed kinda come to life. They're moving pretty quick out there.

Kaufmann As, as you're thinking about that resolution, one other thought I have is just future development adjacent to that parcel making sure that there's opportunity to bring access into that. So we live adjacent to Stonegate in the apartments there and there's a path that leads into Stonegate so we feel like we can, we're welcome to walk through that neighborhood and so making sure that if it truly is going to be public and you have this public walking path if there were a future development adjacent, you know, that that's part of the, one of the, the points of access is a clause or some sort so.

Logsdon Thank you.

OLD BUSINESS

CARPENTER NATURE PRESERVE PHASE 1 CONSTRUCTION BID

Salewicz Next moving on to Old Business – Carpenter Nature Preserve Phase I Construction Bid.

Logsdon Last month we unveiled the Carpenter Nature Preserve bids and discussed the low bid with Mattcon General Contractors for a base bid plus option 1, alternative 1, sorry, of \$5,043,000. Tonight for your consideration would be to enter into that contract pending final legal review to begin that project with Mattcon.

Salewicz Everyone have a chance to review it? A lot, lot of, a lot there. Mattcon is a very good and strong company.

Dilley So I had a couple questions on it, Jarod, probably more for us to discuss as a Board as well too so, if we go through with all these and, and I appreciate how you spelled out where each one would come from. That's going to take 4671, should we approve the amounts that you, you propose, take us down to just under \$170,000. And then if we go forward with it, it'll take 4403 down to \$15,857. So it seems like we've been good financial stewards. We've planned for this, we've got the money sitting in the accounts to do it. It's going to deplete a lot of the accounts and I just think for, for the benefit of the taxpayers in a public forum, a debate about what are the tradeoffs associated? So should we go down this path, what, what are we trading off in the future?

Cambridge I think this project is an example of a, a good example of sort of the concept of opportunity cost. The, there's a lot of things that have come together to make this happen that are unique and have taken a lot of, a lot of willingness of other

participants whether those are private donors or grantors of multiple different agencies or entities to, to bring something to Zionsville that I think we would have otherwise probably been incapable of doing independently of those relationships. So in, in this instance, I think it's a much larger magnitude example of kind of the project we just talked about where we're having to come to the table with a significant amount of money. It's not an insignificant amount but I think the return that we're getting as a community is substantially beyond the money that we're bringing to the table alone because of the other partners involved.

Salewicz And correct me if I'm wrong – there's a grant that if the park is not open and used in a certain capacity we won't get that grant. Is that correct?

Logsdon Correct. There is the expectation that in a certain amount of years the park will open.

Salewicz What, what is that time? That, that was –

Logsdon Requesting –

Salewicz 2026?

Logsdon It wasn't well defined. The guidance I received from DNR at the time was 2 to 5 years okay but 7 to 10 we, we might have to have a conversation so.

Cambridge Well and I think the other couple things to keep in mind with this project is we think about highest and best use of funds which is always a relevant –

Salewicz Uh huh.

Cambridge Discussion because we don't have enough funds ever, no department does but this project is of an order of magnitude of a scale that is unlike anything else we have in our system so it's adding a good amount of acreage which is needed. It also happens to be in an area of growth, residential growth, and predicted future growth so it happens to also be in kind of a right place which is nice because that doesn't always happen. Sometimes we try to pull ballfields in front of airports or things like that which if you, if you gotta do it, you gotta do it but this happens to have a pretty good location. And then another thing is as you look at some of the work that Tricia and her team have done with the 5-Year Parks Master Plans and the public surveying and as we've discussed, right, that wild spaces, natural areas, passive spaces are some of the highest priority elements and integral to the identity of a lot of Zionsville residents and this happens to be really in line with that so. I think those things make it a unique opportunity to pass up. I think if we were talking about a flat piece of farmland that we'd want to put a bunch of sports fields on or rectangles, I think it'd be a harder, a much more difficult conversation.

Salewicz Yeah.

Logsdon And just to, to, to second some of that. So, while we are all exceptionally excited about Carpenter, we will continue to maintain our entire park system which is reflected through the other projects you're considering this evening. So utilizing our resources even though they're limited. We attempt to extrapolate \$3 out of every \$1 we spend whether that's through procuring grants, public-private partnerships or

other opportunities so, again, trying to satisfy the needs of our park system while still continuing to grow is the challenge but so far we're continuing to meet that or trying to keep up.

- Dilley I think the only thing – I appreciate how you've outlined kind of where all the funds would come from. When it comes to the funds where you have here – good dialogue, right? I think I don't really have any concerns about that. I think the piece for me is the grant proceeds haven't hit the accounts yet and so we're essentially committing almost three and a half million more than what we tangibly see on our financial statements yet. That makes me a little bit leery just to approve it before it's actually hit the accounts. I think I would feel better about approving it after it hits the account but I also want to know are there any unintended consequences with timing that you're looking at?
- Logsdon There is one unfortunate pitfall and I'm glad you brought that up. So we have a contract with the state that we are executing and so that, that paperwork is processing and those, those funds should land very soon, well before we issue the notice to proceed is my expectation but should we not approve this contract by this year's end and allocate the ARPA funds that are within this, we would lose those funds so that's \$75,000 towards the nature playground which we don't have a secondary source lined up so we might have to remove elements from the project to compensate for that.
- Kaufmann Well and not only that but my understanding is that ARPA funding would just completely disappear.
- Logsdon Yes.
- Cambridge Yes, if there's no allocation, it's gone.
- Dilley And the \$205,000 –
- Milburn Can we approve it subject to the money showing up? You said the money is going to be here any day?
- Logsdon Yes, yes.
- Milburn So could we approve it with the assumption or, or pending that the money shows up?
- Logsdon Yes and, and we can, we can provide any documentation you want to that signed executed agreement just to give you comfort that the money is in, you know, the check's in the mail.
- Kaufmann Yeah, I'm less concerned about the money. I'm just, it's an executed contract with the state is, is, seems pretty reasonable to me.
- Logsdon And that has been understood since 2023 when we closed on the, on the land.
- Dilley And do we have a commitment letter from the Zionsville Parks Foundation about the \$205,000 we're assuming here?

Logsdon Yeah, so that was documented both within the ARPA request where they offered matching funds for the, the playground as well as the naming rights that are associated with some of the amenities onsite. So we have sponsorships for the outdoor classroom, the wildlife blind as well as the amphitheater, to name a few.

Salewicz Questions? Any other questions or concerns?

Dilley What are we articulating the resolution as?

Salewicz It's accepting the bid from Mattcon for \$5,043,000 for the Phase I contingency of grant –

Logsdon Verification of grant proceeds as well as final legal review.

Salewicz Final review, yes.

Dilley Okay.

Salewicz Do we have a motion to accept as presented?

Cambridge Well I'd make a motion to accept subject to the additional terms you discussed verifying the receipt of funds and final legal review of the director and counsel.

Barksdale Second.

Salewicz We'll do a roll call vote – Ryan Cambridge?

Cambridge Aye.

Salewicz Michael Kaufmann?

Kaufmann Aye.

Salewicz Kris Barksdale?

Barksdale Aye.

Salewicz Kimberly Lane?

Lane Aye.

Salewicz Chad Dilley?

Dilley Aye.

Salewicz Matt Milburn?

Milburn Aye.

Salewicz And I, John Salewicz, say aye as well. Motion carries. Fantastic.

TURKEYFOOT NATURE PARK PEDESTRIAN BRIDGE

REHABILITATION BID

All right, Turkeyfoot Nature Park Pedestrian Bridge Rehabilitation Bid.

Cambridge It's a mouthful.

Salewicz It is. All these are.

Logsdon Also last month we discussed the sole bid we received for the Turkeyfoot project and that was from Morphey Construction who recently did the Big 4 Rail Trail widening for us here in town. Their bid for \$598,000 was below our engineered estimate and within our 2024 budget allocations so with your consideration would be to enter into an agreement with Morphey for the Turkeyfoot bridge rehabilitation project in an amount of \$598,000 contingent on final legal review.

Cambridge Can you remind us, Jarod, how many bids were received?

Logsdon This is the sole bid for this project.

Milburn But we've had good luck with, with the company?

Logsdon Yeah and, and they've, they've done exceptional work with similar projects.

Salewicz Any other questions or concerns about the bid?

Cambridge No, I'll make a motion to approve the bid by Morphey Construction as submitted.

Dilley I think, I just want to clarify – it's, it's within the budget, right?

Logsdon This is your 2004.500.490 construction line.

Dilley And it has –

Logsdon \$900,000.

Dilley \$900,000 in it right. So we're still within our allocation for the year?

Logsdon Yes.

Dilley Okay. I just, for public record, we're spending a lot of money tonight and I'm asking the questions that I kinda already know the answer to and the diligence that we've already done just to make sure publicly it's known the level of diligence that we went to and what resources we do have to spend and how it's planned to spend the money.

Logsdon I appreciate that.

Dilley All right.

Salewicz Very much appreciated.

Dilley	Okay.
Nooning	Contingent on –
Cambridge	Contingent on final legal review.
Salewicz	You make a motion?
Cambridge	I already did.
Salewicz	Okay. I second. We'll do a roll call vote. Ryan Cambridge?
Cambridge	Aye.
Salewicz	Michael Kaufmann?
Kaufmann	Aye.
Salewicz	Kris Barksdale?
Barksdale	Aye.
Salewicz	Kimberly Lane?
Lane	Aye.
Salewicz	Chad Dilley?
Dilley	Aye.
Salewicz	Matt Milburn?
Milburn	Aye.
Salewicz	And I, John Salewicz, say aye as well. It is approved and carries.

OVERLEY-WORMAN PARK

All right, Overley-Worman Park. Do we have a motion to approve the amended settlement agreement as discussed in the executive meeting including submitment of payment within 90 days or the contract will be voided or?

Cambridge	No, I'll make a motion to, to approve, to approve the agreement as discussed contingent upon the or with the inclusion of a stipulation that any final pay applications must be submitted to the city within 90 days of tonight and that if they are not submitted then the contract is closed.
Kaufmann	Second.

Salewicz	Ryan Cambridge?
Cambridge	Aye.
Salewicz	Michael Kaufmann?
Kaufmann	Aye.
Salewicz	Kris Barksdale?
Barksdale	Aye.
Salewicz	Kimberly Lane?
Lane	Aye.
Salewicz	Chad Dilley?
Dilley	Aye.
Salewicz	Matt Milburn?
Milburn	Aye.
Salewicz	And I, John Salewicz, say aye as well too. Motion carries. All right –
Logsdon	One more item under the Overlay-Worman Park Old Business and that is to finish out the punch list items that are remaining from the original contract, in October 23 released an RFQ with those exact parameters defined and received two competitive bids of which Earth & Turf, a local Zionsville company, was the low bid with an estimated cost of \$20,827.38. There is adequate funding within the encumbrance associated with this project that we can carry forward and the contractor has let us know that they would be ready to begin work as soon as February 1 st . With your consideration, we will work with our Park Board attorney to enter into a, a contract for the, those services.
Salewicz	Questions or concerns? Very good, it's a great price for what we're doing so. Do we have a motion to accept –
Logsdon	\$20,827.38 –
Salewicz	With Earth & Turf and pending legal review?
Milburn	So moved.
Salewicz	Do we have a second?
Lane	Second.
Salewicz	Ryan Cambridge?

Cambridge	Aye.
Salewicz	Michael Kaufmann?
Kaufmann	Aye.
Salewicz	Kris Barksdale?
Barksdale	Aye.
Salewicz	Kimberly Lane?
Lane	Aye.
Salewicz	Chad Dilley?
Dilley	Aye.
Salewicz	Matt Milburn?
Milburn	Aye.
Salewicz	And I, John Salewicz, say aye as well too. Motion carries.

OTHER BIARD RELATED ITEMS

Other Related Board Items – so, unfortunately, today is my last Board meeting with the, the, for the town and I appreciate and I want to thank Bryan Traylor for giving me the opportunity from the former Town Council to give me the opportunity to be on the Board. I’ve been on the Board for, this is my fifth year and I expected to be here for another four but I was not carried on so – I’m not too sure exactly why but I’m, will not be here so to be honest, I’m devastated. I’ve, this is my passion. This is my life. I studied geology and natural resources and I wanted to be here for a longer so. I’m sorry that you guys are going to have a, a bumpy road because I don’t know how many are coming back. There’s only, so we’ve got a young, young crew so I’ll help out as much as I can to get you guys started but it’s, you’re kind of – I was thrown to the weeds to run this so, so I’m _____ 54:41. Audio/microphone

Milburn	John, thank you for your service.
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Kaufmann	Thanks John.
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Cambridge	Appreciate it.
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Dilley	Appreciate it.
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Cambridge	Well and we hope that you, given your passion for parks and your knowledge of the system, that regardless of what the role looks like, that you’ll remain engaged and that we’ll be able to have you as a resource as we continue to kind of shepherd _____ 55:06. Audio/microphone
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Salewicz I appreciate the, the fellowship we've, we've had and I'll definitely be willing to help in any way I can so.

Dilley Thank you John, appreciate it.

Lane Thank you John.

Dilley One quick question before we depart – Jarod, total grants for the park district – how, how much have you received, you and your team, written and received for the park district?

Logsdon In my tenure, \$9.5 million dollars.

Dilley That's, I mean, we went through the Carpenter Nature Preserve, right, \$3.5 of that \$5 million was based off of grants. Like I think publicly just want to say thank you for the work that you put into that, that we're not able to do what we do just off of our operational dollars and that takes a lot of time and effort from you and your team to do that so we appreciate that effort.

Milburn Yeah, thank you Jarod.

Cambridge I, I think we work with a lot of departments across the country. I know Tricia and her team does too and I think Zionsville as of late has done an exceptional job finding lots of partners and lots of different funding sources to really maximize the, the value that we get out of every taxpayer dollar so it gives me confidence knowing when we're spending a lot of money like we are tonight that we're getting a lot more in return too so just second that. Appreciate the effort and we, we need every dollar we can find so keep looking.

Salewicz Jarod does a great job. I think I wanted to – I have one more thing for what I mentioned. I was offered the Police Merit Board but I declined it because that is not my cup of tea so. This is so.

Kaufmann One other thing in regards to, to funding and just something to think about for this Board moving forward over the years is that from my understanding and my observation is that the sustained parks funding at the level that to be competitive as a region nationally we are, we are well behind where we need to be. This is not a concern solely for Zionsville. This is a, it's actually a state-wide concern and especially as our various cities grow in population and those resources get stretched and strained, I think it would be wise for this group to consider opportunities to be in conversation with and dialogue with other counties and other communities around the state but also initially just within the region they're starting to, there's some early conversations around what do sustained increased public financing models or mechanisms look like. I think the solutions will be more successful at the State House if they're coming from multiple counties of different political leanings and so I, I would just encourage us all to be open to that conversation as it approaches because we are woefully underfunded and when it comes to parks in the state so. I think we've come up with a lot of really creative solutions as Parks Departments around the state but I think it's, it's a time and, and need to, to look at that more closely.

Cambridge I echo that 10 times over.

CLAIMS

Salewicz Other comments? All right, Claims. Everyone get a chance to, to review claims as presented? Any questions about the claims? Do we have a motion to approve claims as presented?

Lane So moved.

Salewicz Do we have a second?

Barksdale Second.

Salewicz Ryan Cambridge?

Cambridge Aye.

Salewicz Michael Kaufmann?

Kaufmann Aye.

Salewicz Kris Barksdale?

Barksdale Aye.

Salewicz Kimberly Lane?

Lane Aye.

Salewicz Chad Dilley?

Dilley Aye.

Salewicz Matt Milburn?

Milburn Aye.

ADJOURNMENT

Salewicz And I, John Salewicz, say aye as well too. Claims are approved. So I will make a final motion to adjourn the meeting. Do we have a second?

Cambridge Second.

Salewicz All in favor say aye.

All Aye.

Salewicz Motion carries. Happy New Year everyone. Merry Christmas.

John Salewicz, President

Michael Kaufmann, Secretary

Respectfully submitted,
Bonnie Black –
Welcome Center Coordinator
Zionsville Parks & Recreation–1/8/2025