



ZIONSVILLE
PARKS & RECREATION

**Zionsville Board of Parks & Recreation
Meeting Minutes For
Wednesday, January 8, 2025
At 7:00 P.M. EST
ONSITE MEETING
1100 West Oak Street**

OPENING

Call to Order/Roll Call

In Attendance: Ryan Cambridge, Kris Barksdale, Kimberly Lane, Matt Milburn, Chad Dilley, Doug Tischbein, Anna Shappaugh

Staff attending: Jon Oberlander, Attorney

Oberlander I'm Jon Oberlander. I'm Chief Legal Counsel for the Town of Zionsville and I'm happy to be serving as your Parks Board attorney this year. I'd like to call the January 8, 2025 Zionsville Board of Parks and Recreation meeting to order. First item on the agenda is roll call of the members. Kris Barksdale?

Barksdale Here.

Oberlander Ryan Cambridge?

Cambridge Here.

Oberlander Chad Dilley?

Dilley Here.

Oberlander Kimberly Lane?

Lane Here.

Oberlander Matt Milburn?

Milburn Here.

Oberlander Anna Shappaugh or I'm sorry, Anna Shappaugh?

Shappaugh Here.

Oberlander And Doug Tischbein?

Tischbein Here.

Introduction of New Board Members

Oberlander Okay, great. We have a couple of new members on the Board this year – Anna Shappaugh and Doug Tischbein, welcome.

Tischbein Thank you.

Oberlander Would you like to say a quick word?

Shappaugh Yeah, I'm super excited to be here. My name is Anna Shappaugh. I moved to Zionsville just three years ago. We hand selected Zionsville because we think it's the best community in the country. I'm excited to be on the Parks Board because we specifically chose Zionsville due to the nature of the parks and the greenspace and the mature trees. My family is into regenerative farming. We love the Nature Center at the library. My son's favorite animals are scorpions and snakes so his treat in the winter when he reads is to go see the snakes at the Nature Center. We live just a stone throw away from the Carpenter Nature Preserve so I'm super excited to be a part of that and I think one of the best things about Zionsville is that we are a city in a park and I'd like to keep it that way so look forward to being here.

Oberlander Welcome. And Mr. Tischbein?

Tischbein Yes, Doug Tischbein, 30+ year resident in Colony Woods. I had the privilege of raising two boys through the school system. One's in Nashville, Tennessee with two grandchildren and another one due in about 14 days and our youngest son, Brandon, lives here where he has two grand, two of our grandchildren as well so. I've got to see Zionsville grow over the last 30 years and I think that's obviously going to continue and I'm excited to be a part of it. Rumor has it I retired last September. I'm not really sure I have but I'll let, I'll let Jarod know here if that, if that really happens. So thank you for the opportunity. Look forward to being on the Board.

Oberlander Thank you both very much. And now we'll have the elections of officers for 2025, starting off with the office of President and I'll open it up for nominations.

Election of 2025 Officers

Dilley I nominate Ryan Cambridge.

Milburn I'll second that.

Oberlander All right, I have a first and a second. Call for the question from Mr. Cambridge to act as 2025 Park Board President. Indicate yes by saying aye.

All Aye.

Oberlander All right, motion carries. Mr. Cambridge, I will turn the meeting over to you as the presiding officer.

Cambridge Thank you, appreciate that. Would anyone like to nominate anyone for Vice President for this year?

Milburn Anyone want to volunteer?

Cambridge If there aren't any other nominations, I would nominate Kris Barksdale.

Lane Second.

Cambridge Oh, sorry –

Lane I will make the motion and –

Milburn I'll second.

Lane There you go.

Cambridge Great. We'll do a, a vote. All in favor of Kris Barksdale being Vice President for the coming year say aye.

All Aye.

Cambridge Any opposed?
[No response]

Okay, motion carries.

And we need to do Secretary as well. Does anyone have any nominations for the role of Secretary for the coming year?

?? 5:41 mic/no audio

Cambridge I second. Okay, all in favor of Kimberly Lane serving as Secretary for the upcoming year on the Park Board say aye.

All Aye.

Cambridge Any opposed?
[No response]

Okay, motion carries. I think that's it, right? Okay, easy peasy.

We need to approve the minutes from December 11th. Does, has everybody had a chance to review those? Take a look at them? I think most of us were here. You all that weren't here, you don't, you can just abstain from this vote, easy enough, but then at the beginning of each meeting we will review and approve the meeting, the

Approval of the December 11, 2024 Minutes

minutes from the prior meeting so. Do I have a motion to approve the minutes as represented from December 11th?

Milburn So moved.

Cambridge Do I have a second?

Barksdale I second.

Cambridge All in favor say aye.

All Aye.

Cambridge Any opposed?
[No response]

Okay, the minutes are approved.

Approval of the December 11, 2024 Executive Session Minutes

We need to do the same for, we should note two abstentions on that vote as well. Any, I need a motion to approve the minutes from the Executive Session on the same date, December 11th of 2024. Do I have a motion to approve those minutes?

Lane So moved.

Cambridge Do I have a second?

Milburn Second.

Cambridge All in favor say aye.

All Aye.

Cambridge Any opposed?
[No response]

Unanimous with two abstentions, so those are approved.

Public Presentations/Comments

I think at this point, Jarod, we will have public comment and I don't know if you want to sort of talk through the rules of engagement, if you will, of what folks can do or if they need to introduce themselves and just sort of familiarize everybody with, with how you want to run it.

Logsdon Absolutely, so good evening Park Board. Welcome to 2025. For our public presentations, as you come up here just state your name and your address for the

record and then we'll give you as long as you need to share what you would like to talk about. Just we ask that if there is redundancies, just to touch on new points but feel free to come up and echo anybody that spoke before you but at this time we'll welcome, welcome up anybody that would like to speak.

Cambridge And I'll just say too, as you come up to the podium when you get there, please introduce yourself by providing us your name as well as your address.

Arthur Thank you. My name is Jerry Arthur. I live in Colony Court, Colony Acres, 45 Colony Court and thank you for letting me speak. Also, congratulations to the new officers, having witnessed the hard-fought campaign you just endured and made it through. I want to start off, I'm going to talk about the golf course but I want to tell you a story. There's a Zionsville golfer, very successful, died and went to heaven and St. Peter said look, you can choose to go to hell, look it over, spend a day, come back, look heaven over, pick which one you want to go to and the golfer said okay, so, he dropped down to hell, the door opened, beautiful, well-manicured golf course, just fantastic. And it had a bar, a swimming pool, a lot of really pretty ladies serving drinks and he spent the day golfing, a great day golfing. Went back up to heaven and said look, St. Peter, he said hell is so good there's just no sense in wasting my time looking at heaven so St. Peter said well, your choice. He went back down to hell and this time when the door opened he was in a blast furnace, just misery. Thousands of people, just people just suffering. He turned to the devil and he said I don't understand. The devil said well yesterday you were a prospect, today you're a customer and so I want to talk about the management of the course is, the people that got control of the golf course presented our prospect but we're the customers that's what's going on so.

I think that some part of that company, group, organization, management team, whatever you want to call them have kinda disintegrated. The guys that we thought were the smartest are not there anymore and you guys have the oversight and there's proposals out to raise the fees considerably, some other changes that could affect your oversight in the future and I, I just want to ask you guys to look closely at all the proposals and not just rubberstamp the increased fees and there's things like eliminating of the senior discount, the military discount, although the senior discount wouldn't affect me for a few more years, I still am concerned about it. And the course has kinda been the red-headed stepchild, in our opinion, a little bit but it's, it's really a great Zionsville asset. The course has been fantastic. The middle school kids start there and I don't know if you guys all know that last year Zionsville High School boys and girls won the State Championship together and that's the first time in the history of Indiana that that ever happened so. That's all I want to say. I appreciate your consideration and respect your decisions. Thank you.

All Thank you.

Cambridge Do we have anyone else that would like to make a public comment?

Pearson Good evening. My name is Don Pearson. I grew up in this village. I went to grade school here, middle school, high school and I started playing golf at the golf course in 1966 and the course had only been open one year so I have, and I moved away for 40 years and I came back about four years ago and in the past three years, four years I've been back, I've really enjoyed being at the Zionsville Golf Course again. Several

of my colleagues are here. I grew up down the street from Jerry Arthur who was just done speaking. My mother still lives there and like Mr. Arthur so eloquently spoke, there's a lot of injustice and travesty being put on at the golf course right now. It's a, it's a town jewel, it always has been. It's always been great for the youth, for the children. It was always Zionsville Golf Course. Now it's Zionsville National. What the hell's that mean? It's not TPC Sawgrass, we're not professionals. We're a local community and the people who were really key to getting that golf course going and maintaining it and keeping the proper attitudes are no longer there and the rates, like Jerry said, are going up, the discounts are going away, the senior league fees are going away, early bird discounts are going away. It's just not right what they're doing there. We need to maintain what that golf course has always been to the Town of Zionsville. Thank you.

Cambridge Thank you. Anyone else like to make a comment during the public comment portion of the meeting? Thank you. I appreciate you coming out tonight and we'll be thoughtful in our consideration of any proposals that are put before us, none of which I believe we have seen yet.

Logsdon Correct. Just to share a little additional information – part of the contract was to retain some oversight with the Park Board to over, to view this experiment of having an outside management team there. So, the contracted management firm is allowed to update pricing according to the consumer index but any price increases in addition to that do have to come before this Board before they would be applied so if you want to look up what the consumer index is, it's a very small amount to adjust for inflation and other items like that but any drastic price increases would come before this Board and next month the management firm will be here to present a financial report so just to provide that to you all as well.

?? 14:48 off microphone

Logsdon And we'll investigate that further. Appreciate it.

Parks Foundation Update

Cambridge Okay, if there are no further comments. Do we have anyone online that would like to make a comment? Okay, no one online. We'll move on to the Park Foundation Update.

Barksdale That's me?

Cambridge That's you. Take it away.

Barksdale Is this on? All right, so it has been a very busy year for the Parks Foundation and so I'm just going to highlight year, mostly so the new people that are, have joined us will know kind of what's been going on. This is the full, first full year that the Parks Foundation has really been going. 15:38 mic/no audio all of the, all of the, the things you need to do to be a foundation and, and the back behind the scenes work done as well as ramping up some fundraising and stuff.

So here are the highlights: They secured commitments for over \$800,000 for our Carpenter Nature Preserve including \$5000,000 Habitat Restoration Fund from Nancy and Jim Carpenter, \$100,000 for the Rose and David Means Amphitheater, \$100,000 from the Efroymson Family Fund for a wetland boardwalk, \$75,000 from the Foundation for a nature playground, \$15,000 from Duke Energy Foundation for a wildlife blind, \$15,000 from Lilly Lebanon for an outdoor classroom and \$2,000 for, for a memorial bench. They've received grants from the Boone REMC for park benches, from Boone County Solid Waste Management District for picnic tables and from the United Way of 16:38 mic/no audio all for Zionsville parks. They've sponsored many parks events and continue to be the title sponsor the Nature Connections. Through a grant from Monarch Watch, they planted native milkweeds throughout Zionsville parks. And they've had three big native plant giveaways to community members – milkweed at Greenfest, blue asters at the Zionsville Farmers Market and spicebush plants which were very popular at the Fall Festival. Other projects that have been funded in past years including the mural that's at the Zionsville trail, trailhead by Overley-Worman and the pollinator garden at the golf course and native, all the native trees that you see along the Big 4 Rail Trail. 17:29 mic/no audio wonderful work and excited to see what happens this upcoming year. Any questions?

Cambridge Well and I just, I want to drive home too I think it's great that we have a Park Foundation now. For those that don't know, my background is park planning, park design, I'm a registered landscape architect and when we work with different municipalities or groups on funding and operating their park system, we have to have access to as many different resources and tools as possible, right, so that we're not just relying on the general fund and we're not just relying on donations. We, we're using everything that we can and a key arm in that sort of toolkit, if you will, is having an active, functional foundation that is able to take advantage of some opportunities that as a municipal government or as a municipal board that we're not able to do so it's a really, really important role in our system and I want to, I see Nancy in the audience, I want to congratulate her and thank her for the effort that it took to get that off the ground because it's really setting the legacy moving forward that will help keep our park system as great as it currently is and even better so very important. Excited to see what they continue to do in the future in Carpenter and beyond and we'll look forward to future updates.

Barksdale And also Jan Hornaday –

Cambridge Yes.

Barksdale Who's their employee.

Cambridge Full –

Barksdale She's done, she's been a great addition.

Cambridge Full-time hire one year in to the organization. That's pretty impressive.

Lane 18:58 inaudible working.

Barksdale And also if anyone on the Parks Board ever has any ideas or, or projects that they think would be good to bring to the Foundation, let me know.

Cambridge So you're sort of the liaison –

Barksdale Yeah.

Cambridge Between our group and the Board. Excellent. Okay, on to staff reports. Jarod, you have anything for us?

Staff Reports

Logsdon Yeah, I'll just touch on a couple of highlights from the Superintendent Report. Kris mentioned the tables that were awarded by the Boone County Solid Waste grant from last year that both the town received as well as the Parks Foundation. So those 12 picnic tables provided recycled lumber picnic tables that are now at Mulberry Fields. We were able to take those antiquated wood tables, re-sand them, re-seal them and now they're going out into more of our natural parks so popping up in Overlay-Worman and Turkeyfoot and other places that really need a place to relax so refurbishing what we have and allowing for additional opportunities for those that have mobility issues or just want to take a, a seat out in the woods so. Thanks to our Park maintenance team for that.

The three wells at Carpenter Nature Preserve have officially been decommissioned and are no longer required to be reported on with the DNR due to their high-volume capacity so we are currently working through permitting our brand new well that will be supplying the water services at our restroom that'll be at Carpenter Nature Preserve.

And, finally, the Winterfest season kicked off in early December with our Open Air Market that welcomed 2,500 people to the Village. We had dozens of vendors out there that were offering unique items so visitors came to the Village, shopped within our market and then permeated into the, the Village market, merchants as well so we appreciate that effort from our programming team. Winterfest continued throughout the month with Christmas in the Park at Elm Street Green which also brought in 200 families, 200 individuals for that event and a luminary walk, the first of a couple, that brought in 250 people down to the Village to take a, a stroll in the dark in winter so. More events to come with Winterfest next, actually tomorrow, from 4 to 7 is our Java Trail. So while it might be cold, bundle up and grab a cup of coffee in the evening and stay energized and exploring our Village merchant area as well as our puzzle swap. So between now and the 23rd you can trade in your old puzzles for tickets to swap puzzles on the 25th. This has been a huge hit with tens of thousands of puzzle pieces exchanging in Zionsville every year so looking forward to bringing that back this year and that is all from the Superintendent report.

Cambridge Okay, thank you Jarod. On to Director of Recreation Services, Mindy Murdock. What do you have for us Mindy?

Murdock Jarod told, took all my stuff man. All right, so we ended, wrapped up the year with just shy of 1,000 people walking through the Nature Center. A little bit slower for the

center itself. We did see kind of a drop in registration for a lot of our programming. I think the weather did not help us in regards for a lot of that one so you'll see in the report there's a lot of cancelled programs, unfortunately, but, actually, I'd pulled up for the entire year from MyRec and we really only ended up canceling about 25 of the 400+ programs that we put on throughout the year so not too shabby. We're not too worried about that one.

We did a couple of fun things. We did a Winter Science at the Nature Center and then we, it was actually in January, but we also did a STEAM day camp for during winter break. We did see quite an increase of people walking in for those so I would say about a third of the numbers that you see there were during winter break that people stopped into the Nature Center.

We had a couple fun things. We did a Cookies and Canvas so a lot of kids and their parents came out and did some painting and enjoyed some cookies and hot chocolate at the Nature Center and then, of course, the big one is our Winterfest. So Winterfest will run through February. We kicked it off with Makers Market which was another popular success with about 60 vendors so every year it continues to grow so we'll be looking at how to structure that for the, the next year, Christmas in the Park where we had Santa and the reindeer that you guys did approve and they were wonderful, great vendor so we want to use them again. They were fantastic. And then we ended the year with Noon Year's Eve back at the Nature Center where we had 40 people that got to do balloon drops and meet the animals and a toast with grape juice and cookies so, so it was a lot of fun. And that's all I have unless you guys have any questions.

Cambridge Have any questions for Mindy? No? As always, thanks for the hard work, even in the cold.

Shappaugh Thank you.

Cambridge Year in Review.

Logsdon All right, so this year we'll change it up a little bit. We won't have death by PowerPoint but I do want, I don't want to minimize all the work that this department does throughout the year and in doing so we developed a one pager and Mindy will expand on a couple of other items within our recreation programming but just to touch on some of the good work that's been done throughout the 2024 season not only thanks to our staff but also all of our partners in the community, whether that's Arc of Boone County or the Zionsville Parks Foundation or countless other organizations that spend their time in our parks to help us grow and maintain what we have so touching on just a few:

In 2024 we planted 1,127 native plants. That is the spicebush, milkweed and various tree species that were discussed earlier as well as additional plantings from our department. We offered 408 programs to our community. That is well over a program a day so offering things for all ages and abilities throughout the year whether it's rain or shine or 9 inches of snow, we'll have programming for our community. Mentioning all those partners, we had 2,354 hours of volunteer work. Not only is that organized groups but we also have individuals that come and serve when we have our public weed wrangles, volunteer in our Nature Center as well as help us maintain our mountain bike trails so if Zionsville parks has an, an opportunity or an interest of

someone in our community, we want to offer an opportunity to bridge that and let them come and assist and put stock into that amenity for our community. We rented 72 garden plots between Elm Street Green and Heritage Trail Park. Thanks to actions from this Board, we have accepted 90 new acres to our park system in 2024, not open to the public just yet. We had 15,525 Nature Center visitors, 280 dog park members continue to enjoy the dog park at Heritage Trail Park and 128 shelter reservations where family celebrations, gatherings and, and groups have met throughout the year.

Shifting over to our maintenance team, they truly are the backbone of keeping everything safe and aesthetically pleasing for our community, completing 4,763 work orders so that is 99% of the work orders created were completed so just an outstanding effort from our, our very small team but. Total time for completion was 4,493 hours of work and of those we finally have the capacity to truly begin preventative maintenance so over 3,000 hours of that was preventative to maintain what we have and, of course, there's always going to be reactive work orders created whenever there's vandalism or a storm or something like that. So they're truly doing a, a fantastic job and carrying on the objectives and the missions of the department so. There were 18 ADA improvements conducted over seven parks and those include improvements to our parking lots, our benches and our signage so these are just the little incremental steps that we can do in-house for no cost except for labor to, to make improvements to our park system so. Within the 2023 to 2028 5-Year Master Plan there was an ADA audit so that is the, the framework we're using to make those incremental improvements.

And additionally, our Natural Resource division which is branching from within our Maintenance division is actively maintaining 48 acres of, of restoration projects so that's our, our bioswales and basins throughout our park system, that's our open prairies and that's our reforestation efforts and that's only going to continue to grow as we continue to have more of an ability to convert areas from invasive kind of wastelands into pristine and, and viable habitat.

Stepping over to programming, 18,705 participants participated in parks programs and events. We had 16 special events throughout the year and raised \$72,612 for program fees, grants and sponsorships so those monies go directly back into our non-reverting operating fund to help support the next year's programming and events. So just an outstanding accomplishment from Mindy and her team.

And some capital projects on the horizon or just completed – we have finally finished up the 30-year saga of the Big 4 Rail Trail now that we have completed the punch list items for the widening. So we have our 5.5 mile regional trail that now runs through the center of our community and connects us to Whitestown. We also have under contract the Carpenter Nature Preserve Phase 1 as well as the Mulberry Fields concession stand and restroom and the Turkeyfoot pedestrian bridge improvements. So with that, if there's no questions, I will pass it over to Mindy to get into the weeds a little bit more about our programming statistics.

Dilley I got a question, Ryan.

Logsdon Yes –

Cambridge Well, uh, oh, sorry, go ahead.

Dilley I gotta question. I don't see it in the packet today and maybe the books haven't closed but I would be curious just to see kinda the same financial report we had seen at a couple of the previous other Board meetings just where we ended the year and then also as we're going forward and we pivot to this year, like where, where the budget's at this year as well too just so as we know as we're staring to make some bigger purchase decisions or bigger allocation decisions where that's at.

Logsdon Absolutely and that'll join every future packet.

Dilley Thank you.

Logsdon Yep.

Milburn Has the, has the town finished up with budgets?

Logsdon That usually takes until the end of February before we officially close the books so once that official report is finalized but as far as known transactions that occurred in 2024, those should be tonight with that year-end claims register that was in the packet. So that is the final piece but there's always late ones that come out. Usually they affect the, the following year's budget so we'll just encumber those and, and absorb those into the '25 budget.

Dilley With your known transactions, do you think you were within what was budgeted and allocated?

Logsdon Yes, absolutely.

Dilley Yep.

Logsdon We, we have no need for any additional appropriations or anything like that to close out 2024.

Dilley Great, thank you, Jarod.

Lane Jarod, I know last year that you guys talked kind of more extensively about the maintenance and the work order technology that you put into place about what, a year and a half ago or so? 30:37 mic/no audio where the time is going and, and that it's paying off so.

Logsdon Thank you.

Lane I've gotten to spend more time out in the trails this fall and really enjoyed it so and I know it doesn't go without a lot of hard work, work from your team and Mindy's team so thank you all.

Barksdale 31:00 mic/no audio they worked after this storm but I, I haven't gotten on the trails but I drove by some and they looked like they'd been cleared 31:13. mic/no audio

Logsdon Thank you and I'll pass that along to our maintenance team.

Milburn It was tough but not nearly as tough as my driveway.

Cambridge Okay Mindy, you want to come up and talk a little bit about programming? While she's coming up to give us program highlights, I think it's worth noting just in some of the data that Jarod mentioned for 18,705 participants in programs, our population of our town as of last year was 33,000, just over 33,000 so, I think that's a pretty impressive turnout for a town of our size and, and that is thanks to Mindy and her team so we'd love to hear a little bit more about that.

NEW BUSINESS

ZPRD 2024 Year in Review

Murdock Yeah, so – feel free at anytime if you have questions, I won't bore you with too many numbers. I know they're in the packet for you but I'll just highlight a few things here and there. So, as Jarod had said, we ended out the year with 408 programs overall. That does include programs that we have cancelled. We figured if they're on the books, we've set the time, we had staff that were ready for it whether or not we did it or not so, so some of those were cancelled but not many as I said, about 25. Overall, and if you add in all of our contacts for events, programs and walk-ins to the Nature Center, we surpassed our population here in Zionsville actually this year so, 34,230 contacts. So that is a 3% increase from last year so we are still continuing to see an increase and I think that will, as we grow our events, that will but the Nature Center itself did not increase very much so I think where we are currently in our location until we move to a new facility, I think we're plateauing. We're not seeing a decrease yet but we are plateauing I think on how many can actually get into our little one-room Nature Center and enjoy themselves so but we still have some way to go for events so.

We did average about 1,250 visitors to the Nature Center throughout the year so that's pretty, it was almost exactly that throughout every month and if anyone ever wants to see charts or anything, I'm more than happy to send those along for those.

As far as how the programs kinda broke down, we did 321 public programs, so those are the ones that were offered to the community so that's really where our drop was and a lot of that is because we are, we are doing a lot of rec programming as we were previously. We're focusing more on events right now. We did do 87 private group programs so that is a huge increase so that is one that we are continuing to see grow as we are getting more Scout and school program requests that are coming through and a lot of those are Nature Connections and that will continue to add with Nature Connections itself. About 5,800 people participated in a Nature Center program so that is up a little bit from last year. Again, Nature Connections is a big one on that one and about 1,100 participated in rec programming and most of that is through our pickleball workshops and our pickleball league that we did so people love pickleball. We'll keep doing them.

A few program highlights for the year – of course, we had our Zionsville puzzle swap which is going on now. I do not know if we will hit what we did last year. Last year we had 1,100 puzzles swapped. They're coming in, we're, we're getting some piles going on there so they have a few more days to turn stuff in but we've already, we

offered early bird tickets for this year and those are already gone so, so you aren't going to get early bird tickets but you can still come, you can still drop off puzzles and come.

I had talked about this before but the Creekstomper with our Park and Plays, they ended the season with a little over 8,000 participants so that one is an increase and for next year or this year actually, 2025, we now have the Trailhopper to join that and the Trailhopper has been doing Discover your Backyard since the fall and those are being very well received so. So we'll see that number continue to increase in outreach.

We offered 18 summer camps with 360 camp kids. We had our Greenfest. Of course, we had our Total Eclipse of the Park which was very well received at Mulberry. We did our first ever Town Showdown and Whitestown won so we gotta, we gotta get that back somehow. We need everyone's help on that one. Get, get that word out.

We're continuing with Creek Week and our creek cleanups. We did do 100 Hours last year. We are not doing that this year, although it was very well attended. We're going to kinda take a break and we've got some ideas that we might roll out with 2026 and Carpenter opening up so.

We had a couple other fun one-time things with a concert sponsored by BeLocal, our Eras Trail Tour and then we had a new program that actually did extremely well which was Smashing Pumpkins at Mulberry Fields which kinda rolled the, everyone wants to go out there and smash mallets and pumpkins and learn about compost and so over 300 people and, and the Fire Department enjoyed dropping pumpkins off the fire truck and they want to do it again for this year so.

And then the big ones, of course, we always look at ways to keep ourselves sustainable and allow us to potentially grow for the future so we did bring in some program fees, about \$52,000 in program fees, roughly about the same for the Nature Center from last year but we actually did see an increase in our rec programming and that has to do with some of the events that we are doing with Frozen Fête coming up and Java Trail, so we're looking at ways that we can bring in to support increased staff and needs that we have for the community. We were also able to acquire some pretty nice grants so we did get the \$5,000 MIBOR grant that is doing the Winterfest igloos, which one will be out tomorrow, it's actually up now at Lincoln Park. We did get an Optimist Club sponsorship for Junior Indiana Master Naturalists and then received an Indiana Native Plant Society grant of \$300 that will go to putting in a native plant garden at Heritage Trail as part of the hoophouse that is going up so.

Outside of that, we tried to continue to have my staff do a lot of development, presenting at conferences and then, of course, there's a lot of reports that we have to file with DNR, especially for education and for the animals that we have at the Nature Center so. Outside of that, if you guys have any questions –

Cambridge

Anyone have any questions for Mindy?

Lane

No, other than to just – you guys do amazing work and I serve, I work at the library so we love having you as a partner in our building and hope that it never ends. I know you guys need to grow and need more space and I'm really excited for that too but we love the partnership and the, it just seems to work so well with the youth services

in particular but throughout the building and what you've been able to do with us so thank you for your . 38:52 mic/no audio

Murdock We enjoy it too. All right, thanks guys.

Shappaugh Thank you.

Cambridge Thank you.

Barksdale Thank you.

Zionsville Rotary Club Special Use Permit-Pickleball Tournament

Cambridge Moving on to the Zionsville Rotary Club Special Use Permit for a pickleball tournament.

Logsdon Thank you. So this body has the opportunity to consider fundraising opportunities for nonprofits so that is what is before you this evening. The Zionsville Rotary Club has requested to reserve four pickleball courts for a pickleball tournament on May 10th of this year. They would reserve the courts from 9 a.m. until 4 p.m. and we would provide them with Shelter B free of charge. So we have in our Shelter Reservation Policy the opportunity to waive fees for nonprofits so we're happy to do that but because the pickleball courts are such a desired amenity, whenever we are taking them out of service for the community, we do have a fee associated with that. It's \$5 a court per hour so it's really, not, not going to break the bank for many organizations. So the proposal this evening for you all is to consider allowing the Zionsville Rotary Club to host a fundraising event at Mulberry Fields on May 10th, reserving four court, pickleball courts from 9 a.m. until 4 p.m. and utilizing Shelter B for their event. So as a part of that we used our Special Use Permit and defined the terms that they need to follow including having adequate insurance throughout their event as well as only serving those that are participating within their event. So they can't just provide food or beverage to anybody in the community. So happy to answer any questions associated with that.

Cambridge Do, do we know looking that far out, does May 10th conflict with anything else that we have scheduled in and around the pickleball courts or Mulberry Fields on that day?

Logsdon No, so this request came around September but we only do reservations within the calendar year so Mindy's been there since day one and actually built out how to reserve the courts within our online reservation system so we'll, we'll adjust any programming to not conflict with that date.

Cambridge Does anyone have any additional questions? Is there a motion to approve the Zionsville Rotary Club's Special Use or Special Permit Agreement for the pickleball tournament on May 10th?

Milburn So moved.

Cambridge Do I have a second?

Lane	Second.
Cambridge	All in favor say aye.
All	Aye.
Cambridge	All opposed same sign. [No response]
	Motion carries.

Ecological Monitoring-Starkey Park LARE Project Site D

Okay, next item moving along to Ecological Monitoring for Starkey Park LARE Project Site D.

Logsdon	Thank you, Ryan. In 2017 the, the department was awarded a LARE grant which is lakes and river enhancement from the Department of Natural Resources and they utilize that grant to improve some egregious erosion within Starkey Park. So one condition of the flood plain permit attached to that project was the survival and reforestation of a certain plot of trees. So we had to monitor that for three years and then send off a report each year capturing how much of the survivability was within that stand so, unfortunately, around year two we lost a certain percentage below the 75% so we had Stantec replant those and monitor last year. We are back up above that 75% but because we had that year where there was less than, we have to have one additional year of monitoring so. This is simply a change order from the existing contract for \$3,700 for Stantec to provide that ecological monitoring, develop the report and send that to DNR and hopefully finally close out on that requirement for our permit. So happy to answer any questions associated with this proposal.
Dilley	The \$3,300 proposal?
Logsdon	\$3,700.
Dilley	\$3,700? What's your signature authority?
Logsdon	\$5,000.
Dilley	Okay.
Logsdon	Because we're entering into an agreement and that's something I want to chat with to develop some framework and ruling around purchasing for the Superintendent position with you all this year.
Cambridge	Any further questions of Jarod?
Logsdon	This will be out of contractual services which currently is sitting around \$255,000. This was a budgeted expense.

Dilley The reason I asked that question is because when I saw the amount come through in the Board packet, I'm like I thought, I thought \$5,000 was your limit –

Logsdon Yep.

Dilley And then maybe that's just for capital expenditures and I don't understand the rules of the road but I think this is something that I would see operational assuming you would navigate within your budget assuming all those, all those different factors there so that, that was the intent behind my question. I didn't feel like it's necessarily something that needs to come to the Board. It'd be something we'd expect you as the Superintendent to be able to handle.

Logsdon Completely agree. So, one of my goals this year is to develop a purchasing policy –

Dilley Okay.

Logsdon We just don't have anything on the record –

Dilley Okay.

Logsdon And that would authorize me to sign, enter into agreements and things like that or get the Park Board President's signature without Board approval. So we just have kinda been going on word of mouth and staying within our confines of what we can do under statute but we're well below statute so. Working with Jon we'll develop a true procedure for you all to review and, and, and authorize if so be.

Cambridge Okay, pending no further questions, do I have a motion to approve the professional services agreement change order for Stantec to close out the LARE effort?

Barksdale So moved.

Cambridge Do I have a second?

Dilley Second.

Cambridge All in favor say aye.

All Aye.

Cambridge All opposed same sign.
[No response]

Motion carries.

Resolution 2025-01 Impact Fee Utilization Plan 2025 Update

All right, moving along here – Resolution 2025-01 Impact Fee Utilization Plan 2025 Update.

Logsdon

So last month discussing the impact fee utilization and the importance of applying those to projects as they are applicable, we had some great discussions about how much was leaving the coffers and was that the best use and you know that was the consensus but I, I did want to develop a resolution that will be updated annually by, by this body. So utilization of impact fees is, is, is pretty tricky. It's based on the amount of amenities we have throughout our park system but also our population growth. So every year as we have new Census data, we'll be able to update this future resolution, bring it before the Board and, and revise our funding strategy as appropriate. So I mentioned amenities coming and going throughout our park system, so an example is this evening you'll also under Old Business consider approving a resolution to allow the waiving of park impact fees so we add new park amenities. So that new splashpad, that new restroom, those would change the calculations for the following impact fee utilization plan so it'll be a living document that's updated annually based on how our park system changes.

So just to go through that – how we structured this was utilizing our, our, our playbook and that is the 5-Year Master Plan. Skip down to the proposed improvements within that and pull those documents so this, again, was conceptual from 2022 just signifying how we could fund our capital projects throughout the 5-year program. So obviously being 2025 we're already a little bit behind on some things but that's not quite as important as just keeping momentum going and, and finding opportunities where we can so. Just to touch on these, just to talk about the projects that actually are able to utilize impact fees and then we'll go down to a chart at the end that kinda talks about the plan for the foreseeable future with the 5-Year Master Plan so.

Carpenter Nature Preserve Phase 1 does have elements that can be utilized with impact fees. Lincoln Park, however, does not. So next or this year as you'll have the consideration for approving that rehabilitation project, there won't be any impact fees associated with that. And the same is true for replacements. So the Mulberry shelters and the boardwalk and the other things listed, since those are replacements, we're not allowed to use impact fees as well. Impact fees truly are only for new and shiny and that's not to say though that the Starkey Park parking lot as we added new spaces, impact fees could be used for that. That would be an eligible expense.

So going through there – there's also the Mulberry Fields pickleball court expansions, a proposed restroom as well as another shelter. So there are elements of that that could be used with impact fees. And, again, this was from 2022 so there were some proposed projects within the golf course but having privatized the operations, that's something that could be handed off to the contractor now for capital improvements in the future just as this body entertained approving their pavilion restroom last month. And, again, life cycle maintenance, those are not eligible expenses.

Holliday Nature Sanctuary would have an opportunity to fund some elements within it and I'll keep on going – the Heritage Trail Park splashpad and restroom would have an opportunity to fund elements within that as well and then potentially Overley-Worman Park's splashpad and restroom could as well or phase 3 of the pickleball courts if it involved a shelter and so on and so forth. So, again, the further we go out it gets a little bit more grey because we don't know what opportunities or challenges are going to come to our park system but.

Moving to the end, pulling from those two studies, the 2012 Impact Study as well as the '22, I've highlighted in green the amenities that are eligible for funding, either in part or total, and then moving down to the last pages, let me attempt to make that a little bigger, is just a, a funding strategy for those funds. So we have had a 2012 impact fee on the books for quite a while that currently sits at \$2,014,713.85. As we discussed at the previous meetings, we would utilize that primarily for the concession stand as well as the Carpenter Nature Preserve restroom.

Moving to 2022 which would have a little bit more flexibility, again, we've identified items within next year's projects that could be funded including the rustic trails, sun shelter, parking spaces as well as contingency for that restroom but then also projected out future budget years where we could potentially apply impact fees so, again, taking all this with a grain of salt because anything could change these future years as we project further out but anticipating for Holliday Nature Sanctuary parking, we could fund the 25 spaces that are associated with that. Heritage Trail splashpad could fund 0.3% of one of those but, again, as Wild Air, if we accept that park and add it to our park system, that may change that equation and that might not be funded through impact fees. And, again, just going further out the same is true so, again, depending on your consideration this evening, we would adopt this resolution and then in a year from now a different resolution would be before you all with potentially adjusted increments.

So moving forward we will establish a new impact fee fund every five years and that'll be based on an updated study kind of coincides with our 5-Year Master Plan but we are off a little bit on our years, unfortunately, but, again, an impact fee, for those of you new on the Board, is for every single new dwelling in Zionsville so every house a developer has to pay a, a fee associated with that. I believe it's around \$2,045 for single family and \$980 for multi-family so as those projects pull their building permits, that's when they pay for those impact fees and then those fees are used to pay for new amenities in our park system. So happy to answer any questions concerning the proposed resolution.

Dilley

What's the, the burning platform to approve it tonight because I think that's a lot, this is a lot of – let me take a step back. 1) I agree that we need to chart our path forward, right because last time when we, when we approved major expenditures for Carpenter and, and the Mulberry Fields right, we had a good conversation about this is a trade-off conversation. Because if we approve this we're not going to be able to do something in the future right and that's what we've been tasked to do is help set those priorities so I agree that we need to chart our path forward. I think the Comp Plan just the Parks Comprehensive Plan or Master Plan, whatever nomenclature we want to use for it, can help guide that, right? And so I, I agree that we need to do this. What's the burning platform of making, of approving it tonight versus us debating it, chewing on it and maybe coming back in February? Because I want to be respectful, we've got a couple new Board members who are getting up to speed and this is, it's important, right? It's pretty large expenditures. Do you have like a timeline you're working on or is it just, just something you're wanting to get done?

Logsdon

And, and we could review this annually but because there were funds within the 2024 budget that are going towards Carpenter as well as Mulberry, we want to encumber

those I just wanted to provide additional support and documentation for that request carrying forward.

Cambridge

I want to add a little context too, especially for those that are new. When we look at a park system which is sort of our job right is to help steward the whole system and that's all the pieces and parts and all the programs and all the stuff, one of the tools that we need to lean on as opposed to what I see or hear or what you see or hear or what Jarod thinks or Mindy thinks is the 5-Year Plan. So the, the purpose of a 5-Year Master Plan is to go through a robust process that has sort of a, a triangulated methodology which is what ours has where they use a bunch of different techniques, some are observational, others are quantitative, others are qualitative to analyze our park system, analyze our community, how it's growing, how it's changing, what we have in the system, how it's aging, what's new, what's not, what's used, what's not. Ultimately at the end of the day, at the end of all of those techniques, in addition to the public engagement that they do through public meetings and workshops, stakeholder interviews and focus groups as well as public opinion surveys, they take all of those findings and the things that they hear consistently in terms of needs or priorities across all those techniques those become the focus of the 5-Year Plan.

So when we start to think well, if we have, if someone came to us, for example, and said we have \$5 million dollars we want to donate to the park system what should we spend it on? This is the first place that we should go to look for what the priorities are because there's a defensible process that was run by an outside consultant that was then adopted by the Town Council to lay out a path for the next five years of what we should be focusing on. Now all that to say, that doesn't mean that as things change because I, I do these plans for a living and we like to say they're living documents. The world changes, things change, things happen where you might need to revisit those plans but ultimately at the end of the day this is the first place that we start and I think, Jarod, correct me if I'm wrong, but the intent of what we're approving tonight is that we're using, we're not necessarily approving or correct me if I'm wrong maybe we are, but I don't understand that we're approving these exact dollar amounts for all of these projects but rather saying the projects that we will pursue or utilize park impact fees for are these projects which are identified in the 5-Year Master Plan. Is that –

Logsdon

Absolutely, that's, that's correct to the methodology of how this was developed and just to touch point since I kinda skipped over this, looking at our 2012 impact fee utilization, there's no new revenue coming into that because that's a vestigial fund now so eventually that will be spent down and that's the point but as we look at our 2022 impact fee, based on estimates we're still receiving around \$400,000 a year from new development and that changes year to year. There's a proposal later in the meeting concerning \$1 million dollars with a development so that, that's not something we can project. That's just kinda develop, dependent on the development pressures of Zionsville which, as we know, are exorbitant so. It is with fair confidence that we, we believe this, we will continue to bring in revenue at least for the next five years within the 2022 so projecting that out we showed the existing cash balance today as well as the revenue we anticipate but then also to the best of our abilities right now showing the estimated expenditures for those amenities it could fund so looking at it and projecting out the \$400,000 a year it's pretty close to a wash as far as being able to fund these amenities listed and, and these amenities listed are straight from the 5-Year Master Plan as Ryan mentioned and it's really the only

assets that these impact fees can be used for so I would love to be able to use impact fees to, to make more trail connections because that's the number one requested amenity in our park system but our level of service is just too high based on our population. I think I did the math and our, our population would have to be around 140,000 before we could use these funds to fund hard paved trails. So every five years we'll have an opportunity to, to have a committee come together and redefine those levels of service so maybe someday that level of service could change so that we could use them earlier but based on the existing plans these are the amenities that can utilized and, again, as we invite opportunities for others to build our parks or receive donations and things like that we're going to jump on every opportunity we can but that might make it so our funding strategy changes.

I think a great example is prior to Carpenter Nature Preserve we could've used impact fees for park acreage but then once we received the preserve, we're well over that level of service which is a good thing but just an example of how these can change in a meeting.

- Cambridge Well and, and following up on, on park impact fees because that's another great tool in addition to a Foundation, another great tool that we have to help fund our system, we have an obligation as a town and the Park Board to, to be good stewards of those fees but at the same, the fees collected, but at the same time to reinvest them because that's the point. So as Jarod mentioned, you can't use park impact fees to sort of repair things. The intent of a park impact fee is that as new residents come to Zionsville and move here, whether it's building a home or 58:21mic/audio apartment, you're adding a higher, you're increasing the burden on the existing system. So we only have so many acres of greenspace, so many, so many miles of trails, the more people we have the level of service goes down for all residents if we don't add new amenities to the system. So we have an obligation to make good use of these resources, not just squirrel them away because they are earmarked for very specific uses and I'm not an advocate of we get a dollar in we send a dollar out, we need to be really specific and intentional about what we invest them in but we do need to invest them. I don't like the idea of carrying millions of dollars of impact fees for years on end 59:02 mic/no audio to the community that we're going to keep our level of service as high as it is, those need to be strategically reinvested so that's just a, a little bit of context about, I think, sort of as we talk about park impact fees and Jarod will be a great resource to keep us informed as we go along, a lot of restrictions around them but the intent is if we don't reinvest those, the level of service in our community will go down.
- Shappaugh Uh huh. Does waiting 30 days for us to get kinda caught up on the impact spending plans and how those worked last year, does that impact anything if we wait to vote in February?
- Logsdon No and I'm happy to meet with each of you individually to discuss this further. It's a very complex topic.
- Shappaugh That'd be great.
- Cambridge And Jarod, just to clarify as well, each of these expenditures, even if we were to approve this whether tonight or, or, or at the next meeting, you would still, we would

still have to come back and approve each individual purchase or agreement or it's not like this is a blanket approval for all of these projects, correct?

Logsdon Correct. If, if anything this is guidance as I build budgets for the next five years knowing where we want to place those and so then it'll go before Town Council for their consideration and then back to this Board before we sign any contracts.

Milburn So can you tell us a little bit like what is the intent of us approving this? It's framework is what you're saying?

Logsdon Yeah, just a guiding principle for how to utilize these. With the 2012, those should've all been out the door in 10 years. That's kind of what the study is to see what your growth is over 10 years and then what the development community should be paying towards adding those amenities so it's really just been whether it's to our benefit or not it's, it's been having those in surplus and not utilizing them when we could've used them with Heritage Trail phase 1 or phase 2 when we built on the second parking lot or, you know, we did utilize those in Overley-Worman Park and I've been trying to use them with every project but it was very purposeful to bake it into the 5-Year Master Plan so that we don't continue to fall behind.

Dilley What's the, yeah I'm, I'm looking at our, our legal counsel here – I'm not an attorney although sometimes I like to use legalese, legalese like –

Oberlander Play one on TV.

Dilley Heretofore and hereto after, but I guess heretofore I had assumed that just our approval as a body would've been kinda our endorsement to use those impact fees in the manner so I'm struggling to understand the value out of the resolution.

Logsdon And this is a forecast beyond just next fiscal year.

Dilley Okay.

Logsdon This is trying to show you, you all, allowed a lot to walk out the door but –

Dilley Yeah.

Logsdon There's a plan in perpetuity, for the next five years.

Dilley Okay.

Cambridge Well and I think too in, in my opinion, what this does is establishes sort of as you said, a framework for our priority when we're picking where to use funds as opposed to, you know, because that's always a, in, in any park system the, the needs way, way outweigh the resources so that's the benefit of having a 5-Year Master Plan as it was an objective process that's relevant and recent that gives you direction so that you don't lose the forest for the trees, right? And that's, that's the goal because we have to be thinking about what needs we have right now and the problems and challenges we have right now but we also have to make sure that we're incrementally moving towards these larger objectives which we agreed to with the community and that the 1:02:34 mic/no audio as part of the 5-Year Plan. So I think a challenge

sometimes is oh, we have these park impact fees and we're hearing a lot from this other special interest group that may be really well organized or really vocal about why they need more of this, we have to have a defensible reason of why we can say yes, we agree, we do need more of that but right now that's not as important as these other things that were informed by a process that had a methodology behind it. It gives us a defensible position to make these decisions from because ultimately at the end of the day I don't care how much money we raise, we're never going to have enough to do what we want to do so I, I think that that is the strength that the 5-Year Plan and I believe without putting words in your mouth that is the intent of this sort of spending framework is, is sorta saying that these are the things we're prioritizing and we're prioritizing them because they were part of this process that has been adopted.

Milburn Yeah, so to that, so I'm still confused on this. Are what we, are – because we do have a 5-Year Plan and we do, they do, we, we do come, talk about these things as they come up, are, is this, is this like coming up with a plan with the plan of the 5-Year Plan to say this is the things in the 5-Year Plan that we'd like to get done the most –

Barksdale That we can use park impact fees for.

Milburn Right and I think –

Oberlander Within, within the next year too, within 2025.

Milburn Okay.

Cambridge Yeah and, and the plan looks comprehensively at all the things the system needs. A lot of them are R&R, Megan's operation, you know, things that you can't just can't use park impact fees for so I think the intent of this is to say these are the things that do qualify –

Milburn But we're still going to talk about them as they come up –

Cambridge Yes.

Milburn So that's where I'm a little bit lost in terms of what is this, is it just us saying these are the things we'd like to do this year and then as they come up we can circle back to remember in January we said we wanted to do this?

Logsdon And I can bring an example of how this plan, our future plans of it, iterations of it might change how we utilize impact fees. So if our main priority was to have a community center and it, it seemed fiscally responsible and it seemed like something that we could support with operations and staff we could bake into this resolution and future resolutions that we will withhold impact fees until we can utilize them for that community center. Now that is a, that's an extremely large goal which might need 5, 10, 15 years to grow those accounts so that's something to consider as well but, so based on looking at the 5-Year Master Plan as well as understanding the priorities of our community, this is a utilization of those based on that so. Community center is mentioned in our 5-Year Master Plan but it also has been mentioned for the past 15 years so there, there's just a little bit of separation between aspiration and reality and this plan is to bridge some of those smaller gaps but ultimately, if it was the will of

this Park Board and future Park Boards so save for that, that could be documented and understood as hands change and –

Milburn And I don't want to sound argumentative, I'm just a little –

Logsdon No.

Milburn Confused about the –

Logsdon It's a plan within a plan, yeah.

Cambridge Right, I think there's differing perspectives and, and because park impact fees are reasonably complex legal documents, there's varying degrees of understanding of what can and can't, what they can and can't be used on and who gets to decide that and where it goes and, and I think it would make our lives both more transparent and more efficient if we had a plan or a framework that we were, what we were planning to do with those versus we're just, you know, and, and I don't know because this predates my time on the Board, certainly my long tenure as President, but, but I, I don't know if there was a plan, how we ended up with \$2 million dollars' worth of impact fees because if there's not a plan and we're not investing them then to me that, that means we're not necessarily doing –

Milburn Right.

Cambridge Our job properly.

Milburn Because otherwise we're just waiting around for Jarod to come and say hey, we should spend this on X.

Cambridge Or, or we're waiting around because we chose – you know, like there's just no transparency about why we're doing it and it's probably for no reasoning at all subject to not having a plan so I think that that's the intent is to –

Dilley Give us another month to study it I guess is what I would request to go through and, and look through that. If you still think that we have gaps between where we're trying to go and, and I see this differently from like what's sitting currently in accounts like impact fees that we can go spend versus operationally what we can tactically go execute because I know that we've got, we've got a vision, we've got a 5-Year Plan, this is where we want to go but we can't fall into the fallacy that operationally that's approved and budgeted and we have the, and we have the FTEs to do that and so I would, I don't know if next month is the appropriate month or by the end of the first quarter we need to look at this but when, when is Carpenter set to open?

Logsdon 2026.

Dilley 2026, right? Like we need to be having those conversations now because we, while, while we have it in our 5-Year Plan, it doesn't necessarily mean it's going to be approved to be operationally executed which I believe the Town Council from an FTE standpoint is ultimately who, who signs off on that and so we need to be escalating those conversations prior to when budgets are made, prior to that because

if we're, if, if the Town Council does not allocate to the Parks Department the FTEs we think we need to do to go execute on our vision then we're going to have to have some trade-off conversations programmatically about what we do to be able to financially achieve all of the objectives that we're trying to do so that's semi-related to what we're looking at here with this resolution because we're talking about a 5-Year Plan, I just don't want us to fall into the gutter of we've got this plan, we're going to go do it because that's not in reality how the funding actually works.

- Cambridge No, that, that's correct. I would agree with that. I mean every dollar that you spend on capital has implications to operations and maintenance, especially when it's talking about large new facilities and new parks. I think that most often the elements that are funded through impact fees in communities of our scale are, are not as substantial as a community center. I think that would take a, quite a bit of growth we'd have to add quite a few homes very quickly to make that happen but, but I appreciate your point and I, I think if we table this to the next meeting that should give everyone enough time to take a look at not just the resolution and the charts here but I would encourage everybody and maybe Jarod if we could re-circulate a link to the 5-Year Plan, especially those that are of you that are new you could kinda familiarize yourself with the process that informed that and the outcomes of it, yep, that's, you got it. It's bulky though so there is a digital version.
- Shappaugh But there's pictures in here. I'm a visual –
- Cambridge Well done, so.
- Dilley Ryan, does that have FTEs in it? Does that have like operational FTEs in the 5-Year Plan?
- Logsdon There, there is a staffing study suggestion in there.
- Dilley Is that what's in there still relevant to our current FTEs? Like if we were to look at that could we assess the gaps that we still need to close for us to operationalize Carpenter in '26?
- Logsdon There is a huge gap in our existing FTEs versus what it proposes to be adequately staffed and funded –
- Dilley Yep.
- Logsdon So that just makes those 4,000 work orders all the more impressive from the small but mighty team we have.
- Dilley Yeah.
- Logsdon But to your point, so it was a professional study looking at peer communities –
- Dilley Yeah.
- Logsdon And it gauged their park systems versus and that was acreage, demographics, annual budgets, to come up with a composition of what that kind of median FTE is –

Dilley Yeah.

Logsdon So that's the metric and we're, we're far behind that. The 5-Year Master Plan I think it was proposing 48 additional FTEs in the next five years which, as we know, is just not realistic at all but it still gives us statistical information to express why and defend why we need additional.

Dilley It's coming to a head, right? Within the next year this is all going to come to a head and so I think we need to be having those conversations now with the Town Council and I, I empathize and I don't envy the position the Town Council's in because I'm sure the Fire Chief and the Police Chief and everybody is, is needing more resources for the safety of the community and Public Works as well too. That's a really difficult position that they're in but what I would recommend as part of a strategic discussion, can you lay out here's our current FTEs, this is what the 5-Year Plan says, this is the gap between that and then maybe a professional assessment from you if, if we can't get to ideal state what is like a, a get-by state –

Logsdon Uh huh.

Dilley So that we can continue to escalate that up to the Town Council because if we don't get those resources allocated then I think it's up to us to really have some trade-off conversations.

Cambridge Well and I think too as a community, whether we're talking about the Council or this Board, or any resident, we have to make a choice about what type of community we want to be. We have the benefit of a really great system of parks. We have a lot of great natural lands which is a huge reason why a lot of people move here and a lot of folks have enjoyed that over generations but at the same time, we haven't always had a robust and dynamic and active and present Parks Department like we do have now. I think for, for a long, long time, for probably much of the Parks Department's history pre-dating Jarod's time, it was a much more traditional sort of older method of parks and rec where it was maintain what you got, fix what, fix what's broke and that worked for a long time for a lot of communities.

 The differences now parks, as I think we can all appreciate, are much more important and much more central to many communities' economic development strategies, many communities' livability and walkability strategies. They really are critical infrastructure that is gonna help us remain who we are or become who we want to be as a community but we need to invest in them like we invest in other infrastructure like roads and pipes and public safety and everything that I think most people wouldn't argue is essential to quality of life. I think the challenge that we're in to your point Matt is that for a very long time that was not the perspective of the or that was not how, I should say, the, the department was funded or operated. So we're, we're playing a lot of catchup and in the time that Jarod's been here the amount of new data and metrics that are tracked and, you know, it's, it's been really impressive the modernization of the department that you've been able to, you and your staff have been able to do but at the same time, to your point, we are coming up on a head where there's only so much you can do. There's only so many, we get more, I mean every project that we do we're having to leverage grant funds and donations and sponsor – it uses everything because we're so woefully understaffed and underfunded so if we want to continue to be a city known for its or a town known for its high-

quality parks, we have to invest in continuing to grow that system as new residents come, otherwise that experience or level of service is gonna go down and that's a choice that we as a community have to make.

Milburn And one of the most impressive things I think in the year I've been on the Board is the amount of grants we've been able to get and, Jarod, you've been able to do and as well with your year in review, picking up 90 additional acres also means it's, we're increasing the amount of maintenance that those things take which is more and more money and so it is, it's that balance that we've got to make sure that we're prepared for.

Logsdon And, and Chad, to your point, I don't want to minimize that. The 215-acre elephant in the room is Carpenter Nature Preserve and how are we going to take care of that because one of the, the biggest failures we could have is opening this amazing preserve and then not having the support to support it so our primary objective with the next calendar budget is to fund those positions necessary for Carpenter and that's been known since 2023 and I'll continue to champion that and, obviously, that'll be in next year's budget but I would welcome any assistance from the Board to help echo just how important that is to this department.

Dilley I think, I think that's what we need to do is, is help you with the quantification of what's the actual need, right? We have this 5-Year Plan. There's a big gap between the 5-Year Plan. What is the actual need going forward and how are we quantifying that because we need to have those conversations now to be able to do that a year from now.

Lane 1:15:13 mic/no audio

Dilley And, and I don't – I, I want to be clear too like and for the, like for the new Board members like we, we don't get to decide Jarod's operational budget, Town Council decides that. I don't want to create an adversarial relationship with the Town Council. I want us to quantify what we think is actual need and communicate what we think is actual need to be able to 1:15:45 mic/no audio so, I want, I want to make sure it's a partnership with the Town Council that we can all unified say this is what we think is actually justified as we look at it and work through that.

Cambridge So we'll table that measure for, that motion for next month's meeting.

Barksdale Jarod, can I ask a quick question and you probably said this but I was probably thinking about something else when you 1:16:17 mic/no audio but the column that says the target ratio with a ratio formula, where's that come from?

Logsdon That is baked within the study so we just pulled those tables and used that equation.

Barksdale 1:16:29 mic/no audio

Logsdon No, sorry from the 2012 or the 2022 Impact Fee Studies which I'm, I'm happy to share as well.

Barksdale So 1:16:36 mic/no audio because that's done every 10 years or how –

Logsdon Every five years so.

Barksdale Five.

Logsdon Yep.

Cambridge That's state statute that governs that, right?

Logsdon Yeah.

Barksdale So where's 2017 –

Lane Where's 2017?

Logsdon That one never got approved fully.

Lane 1:16:43 mic/no audio money came in.

Logsdon Yeah and it just deferred it to the old plan. So the, the –

Cambridge We had an opportunity to adjust the level of service. So as your, as your level, so if we add like, for example, when we add Carpenter and add these new acres and new facilities and things like that, our level of service goes up –

Barksdale Sure, right.

Cambridge So when you reevaluate the park impact fee at the end of the, the 5-year period instead of saying well, it, it, it actually, it, it costs this much per household to provide this level of service we have to say well our level of service is higher now so what is that dollar amount? So if there wasn't a new fee structure imposed then what happened is we missed out on an opportunity to adjust the fees that we collected to be reflective of the actual level of service that we were offering.

Barksdale Okay.

Lane 1:17:47 mic/no audio since we've seen a lot of growth in our community.

Cambridge We left a lot of money on the table.

Lane Yeah, we did so.

Barksdale Okay.

Lane I have a question too. Can, in your free time, as a new parent, the action plan items that were in the – can you give us at some point like an update of what we've actually accomplished or?

Logsdon Oh sure, that's easy.

Lane Like 100% done on Carpenter Nature Preserve and you know –

Logsdon Yep. Happy to do that.

Barksdale The canoe launch.

Lane The canoe launch – I’m like do we have that? I have a kayak I want to do that.

Logsdon Eagle Creek has its challenges with the canoe launch so that’s a lower priority but happy to chat about all the things mentioned within the 5-Year Master Plan, absolutely.

Cambridge Okay, I believe next we are moving on to –

Oberlander Sorry, President Cambridge – before you move on –

Cambridge Yeah?

Oberlander You just need to make a motion to table.

Cambridge Oh, okay, yep, absolutely. Thank you, appreciate that.

Oberlander Uh huh.

Cambridge That was a test actually just to see if you were –

Dilley Motion to table –

Cambridge Well done, well done.

Dilley Motion to table the resolution to next month’s Board meeting.

Cambridge Do I have a second?

Shappaugh Second.

Cambridge All in favor aye.

All Aye.

Cambridge All opposed same sign.
[No response]

 Motion passes.

Turkeyfoot Bridge Rehabilitation Construction Administration

Okay, Turkeyfoot Bridge Rehabilitation Construction Administration.

Logsdon Throughout 2024 we partnered with BF&S to design and engineer the Turkeyfoot bridge approach improvements that have been on our, our priority list for quite a while so that contract will, it permitted it, it designed it and it’s going to carry on

until the completion of the project but there was not construction administration within that so construction administration they, they have a representative there during some of the milestones. It can really protect our interests of understanding, you know, things were installed correctly and it's going to pass those future tests or it's just going to stand up to the, the, the test of time or meet the spec that was within the documents so. It's a critical component of all construction projects and this is just funding that part-time throughout the bridge's construction here in 2025. So we have a not-to-exceed number of \$30,000 that would come out of our contractual services line within the general fund to provide those construction administration services throughout the renovations and rehabilitation of the Turkeyfoot bridge and that would be with representatives of BF&S who are qualified to conduct those types of observations and studies.

- Cambridge Questions for Jarod about the motion?
- Tischbein Has the contract, the construction contract been let?
- Logsdon Yes, so we awarded that utilizing 2024 funds and are going to encumber those so pre-construction meeting will be this month and we'll kick that off right after that.
- Tischbein Who, who's the contractor?
- Logsdon Morphe Construction who completed our Big 4 Rail Trail and have really been working well with bridge, bridges in recent years building capacity.
- Tischbein Thank you.
- Cambridge As we're, Chad, to your point of sort of capacity of staff, as we're looking at capital projects that come before us, especially larger ones or ones that involve structures like bridges or complex park rehabilitation projects where there's a lot of moving parts or technical components, it construction administration or construction observation are a critical part of the design process. They, unfortunately, are often VE'd from the design budgets because they are, it's additional money but I want us to think about that very intentionally and strategically when we look at approving design contracts or engineering contracts because without a qualified representative in the field observing and documenting on our behalf, it really does fall on the staff having the responsibility to do that and I don't know how many bridges you've recently Jarod, probably more than I have –
- Logsdon A couple yeah.
- Cambridge But, but nonetheless, that that's often an unfair burden or an overly technical burden for a lot of folks and an ounce of prevention is worth a pound of cure for sure when it comes to structures in complex parks so it is more money upfront but it is an investment in protecting what we are already investing in so. Speaking of someone who often gets construction administration services cut from our contracts, that's, it's important. So with that is there a motion to approve or any questions?
- Dilley Question –
- Cambridge Yes?

Dilley Do you have kind of industrial experience with contract administration Doug or no?

Tischbein No, not really.

Dilley Okay.

Tischbein I've been on the business development side for municipal infrastructure improvements for 35 years out on the contracting side –

Dilley Okay.

Tischbein So we always worked in relationship to the engineering firms –

Dilley Yeah.

Tischbein That typically would provide CA.

Dilley Yeah. Do we think the 1:22:47mic/no audio fair market rate Ryan?

Cambridge They seem like it, especially for a bridge. I mean if this were a park site or a little bit more, less technical construction project I would anticipate them to be a little bit lower as a ratio of total fees but I'm not overly surprised –

Tischbein Again it's a not to exceed –

Logsdon That is a not to exceed and we did reduce the hours a little bit. It was originally 45 but we negotiated just a little bit less time onsite.

Cambridge In, in general with a suspended structure like that there's an increased sensitivity to liability so the inspections are typically more robust than they would be for flat work or something like that.

Dilley I have no further questions. Thank you.

Shappaugh Have we paid for something like this in the past and how does the price compare to past contracts we've had?

Logsdon So normally many of our proposals have a certain amount of part-time inspection fees baked in and there's always that line, as Ryan mentioned, for a full-time attendant onsite to really supervise everything but we, we, we actually never have gone with a full-time site inspector, it's always part time for those monumental moments which is exactly what this is proposing with the bridge so. The rates do appear just about identical to the other firm we consistently work with so it's truly just minimizing our risk as a town, as a department and as a Board and making sure this is safe for everyone. I would love to spend it on something else I, I agree.

Cambridge Any further questions or discussion? Is there a motion to approve the Supplemental Agreement #1 for \$30,000 increasing the contract amount from \$97,230 to a not-to-exceed amount of \$127,230 for the Turkeyfoot bridge construction administration agreement?

Barksdale	So moved.
Cambridge	Second?
Lane	Second.
Cambridge	All in favor say aye.
All	Aye.
Cambridge	Any opposed same sign. [No response]
	Motion passes.

OLD BUSINESS

Resolution 2024-07 Wild Air Development Park Impact Fee Request

Okay, onto Old Business – Resolution 2024-07, Wild Air Development Park Impact Fee Request.

Logsdon For our new members I'll give a little background to how this came about. So with the Wild Air development, there's the opportunity to have a park established with that community day one and the, the developer has offered to develop those park amenities for us with a waiver of impact fees. So this has occurred in the history of our park system. That's actually how we got the tail end of our Big 4 Rail Trail, that last slice through Vonterra was this type of thing as well as the acreage associated with Overley-Worman Park. So this is not uncommon for park systems or Zionsville's park system as well, we just don't necessarily have a standard or a framework for how that looks in every single situation. So we're kind of curating the terms with every new opportunity.

So one of my goals with the '26 budget is to contract with a third party to actually develop those design standards so that we can hand any of these opportunities a booklet and say we want it designed to these standards and that's when we'll waive these things. So there are examples of that throughout the, the country so we'll just tailor those development standards to our park system, approve that as a Board and then these won't be a little bit, these won't be quite as fly from the seat of your pants. We won't be forgetting anything. We'll be capturing all the terms that we value and need for a successful project.

So even to go back further, the Spring Knoll segment of our Big 4 Rail Trail was also done as a Development Agreement so it's, it's truly baked into our DNA but it is time to standardize that and make it so it's much more applicable to every single project as far as, and not having to hand tailor it but that is where we are right now. We are hand tailoring this so last month there was the proposal for the Wild Air development team to not only develop a 30-acre parcel which was part of that 90 that we just received for a passive park. It's the Johnson, the Johnson Woodlands, the Woods of, but also develop a park that'll be available to the public within their larger

development so. The Board wanted a, a couple of additional terms in that just to ensure our protections in perpetuity and that it is going to serve our community so I'll chat through a couple of those items that were added since the last meeting which the developer has reviewed and agreed to any of these terms as well. So with your consideration this evening, it would be to potentially waive the \$1,061,319 impact fee that would be associated with this development in lieu of the park improvements we'll talk about throughout this resolution.

So just, just gonna skip around a little bit. I think my cursor, yeah, my cursor's there so one of the whereases is that Wild Air or its assignee shall maintain repair and replace the infrastructure and improvements within Archer Park as set forth in Attachment D which we'll get to in just a minute and to the satisfaction of the Board in perpetuity. So that's kind of the, the, the, the newest whereas but we have two, two more exhibits that we've added so for our new members as well as any public watching, this is the Wild, Wild Air development. It neighbors Marysville Road to the north-south from Oak Street, proposing 289 multi-family units and 386 single-family homes. This Johnson Preserve here is 30 acres that was accepted by the Park Board at the December meeting so that will be our, that is our, our property now in perpetuity and then specific with this proposal is developing the improvements within Johnson Park which those are extremely restricted. We're only permitted to have a perimeter trail and some signage within that so the intent is truly to have a preserved piece of woodlands. So this impact improvement request would develop those improvements but also develop the improvements within Archer Park which would be a much more activated space. It's a 2-acre park. It would remain privately held, either through the Wild Air development or their successors but there would be a perpetual public easement so that our community could always use it. So if we are going to waive these impact fees, they will serve our community forever.

So this was the breakdown of those improvements as proposed. So within the Woods of Elizabeth and Sylvester Johnson of Wild Air's Farm, that's the 30 acres, there is the signage, the trailhead area and then then the perimeter rustic trail that would go within and then within Archer Park, which is the 2-acre park, there would be asphalt accessible trails, concrete sidewalks, stone paths, boardwalks, public restrooms, splashpad and playground. So the total planned improvements to be credited exceed the actual value of the impact fees that would associated with this development and the construction totals for the overall two park improvements also exceed the total of what they would be on the hook for with their development.

So, again, I have to zoom out here – this is the proposed improvements for our 30 acres that are held today and that would be the perimeter path and some trailhead improvements and then these are the proposed improvements within Archer Park which is the 2-acre park that'll be held by other party but will have a perpetual public easement on it. So we have a play area, restrooms, accessible trails and the like. And these are some of the amenities that would be within that Archer Park just for reference. This was just a, Exhibit C was an agreement to the terms as far as those improvements for those fees and then we'll talk about Exhibits D and C a little bit further.

So Exhibit D is Ongoing Maintenance Commitment. So Archer Park to be maintained and clean operating order and kept to ADA standards for safe and accessible public use in perpetuity at owner's expense. The site shall have regular

cleanups and trash service to ensure a clean and welcoming experience with prompt removal of graffiti and litter. Pavement markings, structure exteriors, play elements and signage should be maintained free of sun fading or disrepair. Mechanical room storage in non-public areas to be secured at all times. Pavement to be maintained to prevent tripping or slipping hazards and replaced as necessary to prevent safety concerns. Organic debris, snow and ice must be managed and removed as necessary to facilitate pedestrian access for the public minimizing the use of ice melt and salt except as necessary in activated spaces. Landscaping must be maintained in good condition without weeds. Turf areas to be kept in a tidy fashion and not exceed 4 inches in unkept height except when weather conditions do not permit mowing so think spring when we get those torrential rains. Mulch beds and urban tree wells to be maintained 2 inches of organic material replenished as needed to maintain a kept appearance. Trees to be pruned to maintain a healthy canopy as dictated by species and hazard limbs addressed by owner or qualified contractor as noticed by the owner or Parks Department. So if we enter into this agreement with the Wild Air team or their successors, we would still patrol it but we wouldn't be on the hook for the maintenance of it is kinda the goal of this so Chad, to your point, about not having quite enough resources, as far as maintaining one rustic trail in a 30-acre parcel, we feel exceptionally confident we can add that to our existing workload. An activated space with restrooms, splashpad, playground, that's another, that's a, that's a bigger lift so the fact that we have the opportunity to allow that to continue to be third partied but still have our community enjoy the amenities is a huge win. And many of these terms as far as these standards while they are subjective, were pulled exactly from our Operations Manual so we're trying to hold them to the same standards we hold ourselves. Landscaping must be maintained in good – I already read some of that –

Terrestrial invasive species as defined by the Indiana Department of Natural Resources must be removed and monitored for reestablishment as identified by the owner or Parks Department. So being a 2-acre parcel that's not too heavy of a lift after initial clear out but we have enough community members as well as our team so should something pop up, it's within here that it has to be addressed by the owner.

Stormwater and erosion concerns to be addressed at owner's expense in an appropriate manner and timeframe. Owner will engage a qualified testing agent or contractor for assets requiring certified compliance for public use. That's our splashpads, pools, playgrounds. Assets must be inspected and repaired as dictated by operational requirements as a public facility. Compliance inspections and recordkeeping must be maintained and available to the Zionsville Parks & Recreation Department upon request. Damaged materials and assets must be repaired in a prompt fashion by a qualified contractor to ensure public safety. Items requiring delayed repair must be furnished with a sign indicating its closure and appropriate temporary barriers placed until repairs are complete. Ongoing replacement of assets, as necessary at end-of-life cycle at owner's expense. Property owners must request Park Board approval prior to permanently removing an asset from public service so there was the discussion about, you know, in 30 years they want to remove the splashpad – that would have to come before this body to approve that removal. And in the event of such, there may be additional accommodations investment that that party would have to make to justify its removal. So, again, if we're investing these funds ergo waiving them, they need to pay it forward in perpetuity as well. And then

just the acknowledgement from this Board, our President, as well as the owner's representative.

So within this resolution the only other change as well was that the park improvements to Archer Park do have to occur within two years which is on schedule with what the development's planning as well. So happy to answer any questions or discuss any items that you would like to see within this as well. We do have representatives from the Wild Air team should there be any things that we need to adjust or modify.

Tischbein Probably, I've got a couple of questions – probably in a contract somewhere you've got some remedies in the event of a default.

Logsdon So sorry, I missed that. Yes, there are terms – oh, I didn't even talk about Exhibit E. Sorry about that. The Park Board would have the ability to establish the operating hours for Archer Park and then just some additional terms concerning ADA and things like that. All signage is to be approved by the Superintendent of Parks prior to installation. There cannot be an entry fee for the park but any elements not within the impact fee credit could be fee based. At the time of completion, the park must be reviewed by a licensed landscape architect and they would develop a, a punch list of outstanding things as well as a cost to complete those and then the Wild Air team would provide the as builds, the operation manuals and the closeout submittals necessary for that project. So if they do not complete this within two years, I believe they have to pay back all impact fees plus 8% and I'm just not finding that right now with my quick scroll but I did read that.

Cambridge And the public use easement that's a deeded easement, right? So that'll transfer with the property?

Oberlander It'll be recorded.

Cambridge At some point if the property ever changed hands these terms would carry with that easement.

Oberlander Yes. Yeah, it'd run with the land.

Tischbein Do we, do we get first right of refusal if they're gonna transfer the asset or sell it? What, what's our rights in taking priority on, on a transfer?

Oberlander Well I think you would just have the authority to approve it or not. 1:37:45 mic/no audio. The Park Board would have the authority to approve that or not so it would still 1:37:55. mic/no audio

Cambridge Are, are you referencing the actual, like a fee simple transaction of the land?

Tischbein I'm just saying Archer if they decide they don't want to be in the park business anymore and they want to get rid of the asset, first position to say yes or no we want it or not.

Logsdon I, I think that is captured within the condition that they have to come to this Board if they're going to decommission any parts which I think would include all of it.

Oberlander Well and since that is, that requirement is going to run with the land, I mean if they sell it to someone else they'll still be on the hook for maintaining it. Same standard that Wild Air is.

Milburn I assume it's going to end up with like the homeowner's association, right?

Logsdon I think that is the, the plan. Yes.

Cambridge The, I, I assume both a fee structure 1:38:50 mic/no audio

Logsdon So I do know and I can ask their representative to come up if, if he might know but I do know that there's a private pool that's associated with this and it'll actually share water with the splashpad so I have to assume they're already anticipating the large expense of a pool so they're building in those operational costs as well. But it's a great point, yep. I'm getting a head nod so.

Cambridge Do I or do we have a motion to approve?

Shappaugh I'm sorry, I have one more question. So, I just want to make sure I understand. So we would be set to receive approximately \$1 million dollars in impact fees from this Wild Air development, correct?

Logsdon Yes.

Shappaugh And instead we're forgoing that to build these parks and they will be accessible to the community but they will be within the neighborhood. Is that correct?

Logsdon So that, that's mostly correct. I'll go back to that image of the site just for reference. So, again, this 30-acre parcel over here is already held by the Park Board. That's ours. They are offering to make the improvements that are allowed on that site so that it's ready day one as this community comes in. So part of the strategy and part of the things we want to do as developments come in is learn how the green infrastructure can coincide with its development and that just allows for a better selling point. They can sell if there's this park in their backyard but also that reduces the remonstrance on the backend. If we, for example, this preserve would not be a high priority because it's not even in our 5-Year Master Plan right now so we might kick that can 5, 10 years so in 10 years a future Park Board is facing some opposition because they don't want to invite the public into their backyards but having that assumption day one is a little bit different than at a later date. So that's, that's part of the incentive to trying to mesh these together but, as you mentioned, yes, that million dollars is what would be charged in impact fees for the approved development. So this would waive that transaction and the developer would utilize their resources, their economy of scales to develop these two parks for us, one being held by the Park Board now and one having a public easement in perpetuity.

Lane The cost, the anticipated cost is the \$1.578 –

Logsdon Yeah.

Lane So we're coming out, we couldn't, that's what they can build it for as opposed to if we wanted to do the same thing because of losing that economy . 1:41:35 mic/no audio

Logsdon And we talked about that a little last month.

Shappaugh I saw that, yeah.

Logsdon Yeah, I could not build a splashpad for what they're able to do it just because they're getting those economy of scales so if we even had the same vision for these parcels and wanted to do that for our community, the cost would be astronomical and we might not even be able to use the impact fees for those amenities as we discussed.

Shappaugh Yeah and that makes perfect sense to me. I think my fear is that we set a precedent moving forward that we are forgoing impact fees that benefit the community at large and go, could go for projects that are known to be public like Carpenter Nature Preserve and instead stick that one million dollars in a neighborhood park that we're going to have to do work to notify the public that they have access to it and that it is a community park. And so what does that look like if we do this now as we prepare for the Master Comprehensive Plan and all the online developments and neighborhoods that are going to be coming. I just, I think this looks beautiful but I think that what does that precedent look like and how do we make sure that the entire community knows it's for them since we're losing such a large amount of impact fees yet have all of these needs that it could be used for that are already a part of that 5-Year Master Plan. Does that make sense?

Logsdon I think that's a wonderful point and definitely something this Board should consider with each of these proposals prior to some type of development standard that would say it needs to be a certain amount of visibility to. So my comfort with this is that we don't really have a park west in Zionsville at all. So we have our Village parks and we have our Rail Trail that goes to the west but this is really our most western park to date and it's accessible both by Marysville Road as well as the pathways along Marysville so it will be visible to any traffic that goes there and further the park system will embrace this with all of our marketing to let the community know and that is also why we withheld the ability to approve all signage so we want to make sure it is blatantly obvious that this is not an HOA clubhouse that they're not invited to. We want to make sure that this is known as a public park, absolutely. I think that's a great point though.

Lane I mean and, and as opposed to like I mean it's not the same thing but the Stonegate Elementary is in the center of Stonegate and you're not going to see it if you don't drive specifically to it or you're not in Stonegate but it's still a public school. This will be much more visible because of, of just the location and the parking in the center of the, of the actual development.

Logsdon And, and I think that's a great term to define now as well as define when we work towards that framework for sure.

Cambridge Well and that's, this is sort of the, the, the tension that we have when we're looking at how we're prioritizing resources and/or sort of taking advantage of opportunities, right? We're not the ones proposing this development. We didn't create this plan –

Shappaugh	Right.
Cambridge	But the plan is economically beneficial to the community and, but we want to make sure that as residents come in and new people move here that the same quality of life that we all enjoy in a lot of the developed parts of Zionsville, because of our access to parks, trails and greenspace as a natural ends, that should be part of new developments. That is the standard of what Zionsville offers and this is a way that we can partner with developers to maximize the impact of every dollar that we have and so in this instance with such a large development like this, if this were much smaller it would be a lot easier to say well, you know, like maybe that isn't as high of a priority and we can redirect these. If this development is approved, which I, I believe it is approved, I mean, this is a substantial population that's moving here in an area that is currently underserved with our existing park system in terms of the geographic distribution of our facilities so it makes it a little bit easier in this case to say, okay, yes we are sort of using or there's an opportunity cost to using these dollars here but at the same time this is a project that's coming whether we do anything or not and it's our job as a Park Board to figure out how we continue to grow our park system where residents are moving. So that, that, that's, that's why there's this tension of sort of everyone of these "deals" has to be evaluated for its cost benefit not to devalue – what you're saying Jarod of having robust development standards clearly states the developers and development partners what we expect and the quality that we expect and what the agreement will look like, we should still go that route, but I think you have to look at every opportunity and weigh the pros and cons and is the tradeoff actually worth it? So, and I think in this case, in an instance like this with a large development coming online that's already approved and that we're getting a higher bang for our buck, 50 cents on the dollar, if you will, and, and, well, I think it's actually more than that because if you weren't building the pool or if they weren't building the pool I mean I wouldn't, I mean I would think it would cost us 6, 7, \$800,000 to build a splashpad. So there's some opportunities there I think that are unique but every deal's gonna have stuff like that so it's just our job to look at it and evaluate that.
Shappaugh	And the items that were selected to go in these parks, like who dictated that those are the needs of the community? Like and the splashpad and things like that? Does that align with what we have in the Comprehensive Plan and so we are allocating money as we already envisioned or how was that derived?
Logsdon	That, that's a great question. So this was proposed by the development team. There are splashpads proposed within our 5-Year Master Plan that we haven't gotten to yet so one of them would be at Heritage Trail Park just north of this so, again, it's meeting a need that we're not able to meet right now for a different population as well as the population at large. So, again, just trying to explore every opportunity for meeting all the challenges and expectations of our community. So, again, deferring to you all for the official thumbs up or thumbs down on this.
Milburn	Jarod, can you show us, obviously, they're building the, around Johnson Preserve, they're building the, the trail but in this that, that we were just looking at with the Wild Air, can you kinda highlight where this splashpad/park piece is? I know we're talking about how visible it is but –

Logsdon Yep.

Milburn Maybe in, in the Exhibit A if you don't mind.

Logsdon Yeah, I just gotta get below this image and I think we have a rendering of what you're talking about. There we go. So this is the 2-acre Archer Park. This is Marysville Road here where the, the crossing will be so there will be an island here in the middle of these lanes of traffic to help pedestrians over to the Johnson Preserve which is right here immediately left of the pink arrow. So that would be the trailhead where you'd begin your walk in that 30 acres. Conversely, heading back over, there, there's a pedestrian trail both at the north and south that would allow pedestrians to come in as well as parking here. So, again, back to signage, we could have something near the right-of-way that says Archer Park parking right over here where that lot is over here and until you get to – so this will be a large building that would block any view but the splashpad, the playground and the restrooms are tucked further into the park. That's a, that's a great point. So what you're going to see from the road are walking trails, a bridge over a wet area so that's gonna lend itself to some park amenities but I think those signs will be absolutely critical in making sure people know it's one of ours that they can explore.

Shappaugh Me, personally, I would like to see the more visible things closer to the road just so the community knows like you driving by it, it's obvious you got your kids in the car, it's a hot day out, hey, let's stop at the splashpad right? If I otherwise drive by a neighborhood and just see walking trails, I would just assume those are the trails within the neighborhood, right?

Logsdon I, I think that's a great point and not to be argumentative, I think these amenities are tucked back here because that's where the, the utilities are so the pool's near here so that's all kinda piggybacking next to the restrooms that are also planned over there which would be an extension off their ice cream shop that's going to be there. And just to another point, the Mulberry Fields splashpad is tucked way in the middle of our park and it's not really, it's a little visible from the road but it's certainly not near the edge by any means either so –

Shappaugh Yeah –

Logsdon Not to dismiss what you said. I think it's very valid but –

Shappaugh It just seems to me the way this is designed it's to piggyback off the neighborhood and create more amenities for the neighborhood as opposed to the community and a million dollars is a lot of money and we're talking about how do we get the money to fund these things, right? I think it looks beautiful and I live, if I live in Wild Air I'm super excited about it and it makes me want to move there but if I live in the community, I don't know that I feel the impacts of those dollars like these people do. And Mulberry Fields, yes, with the splashpads but we also know what Mulberry Fields is and that it is one of our parks, right, and so that's just my opinion.

Cambridge Yeah, well and I think too, to your point Jarod, I think, I think there are reasons – well, I want to circle back to the big, a big question that you asked which I think is very prudent of like is this the right stuff, right? And who came up with the proposal of this is what the park is and absent of development standards where we say for

communities of X size should have these types of things, it really does fall on the developer a lot of times to say here's what we want in our community. They come to us and show us a plan and we have to look at that and say do these amenities align with what we understand based on using, again, the 5-Year Plan as a sort of guiding document what the needs and priorities of the, of residents are. So, for example, Johnson Preserve is just natural land but at the same time if you look at surveys over the last five or I guess three 5-Year Plans, natural lands were the number one priority amenity of Zionsville residents, right? So that's where you could say oh, okay, like that checks a box, right? Splashpads – do we have any in our system currently? No. Can we afford to build – oh, we have one, that's true, that's one. I keep forgetting about that. Can we afford to build another one? No. And so it's, that's, it is our job as these development plans come before us to, to scrutinize what is in them because it has to be a balance of the private interests of the neighborhood or the developer building them but also us to say that yes, what the public has access to is meaningful and accessible. Now just one thing, it may be helpful to go back to, as you mentioned, Exhibit A – it's not just visibility from Marysville Road. So the benefit of this site is that if you zoom in a little bit you can see Archer Park Coffee, Archer Park and Coffee House. It's got, it will have public interconnected roads on both the east and the west side so there will be a road that connects to Oak Street – I don't know what the name of that road is. That will be very close to the, to the activated portion of the park – the splashpad, things of that nature. I know Marysville Road is obviously going to be the higher, has a higher traffic volume but I would consider this a fairly visible park site.

Barksdale Well, I mean if you consider Overlay-Worman, 1:53:14 mic/no audio a lot of people would maybe even assume that's just Vonterra's.

Lane Yeah.

Barksdale 1:53:20 mic/no audio do everything we can to make it clear that it's a neighborhood 1:53:28 mic/no audio

Cambridge I, I live on the park –

Barksdale Yeah –

Cambridge And there are quite a few people there.

Barksdale They'll figure it out and, and my understanding is sometime 1:53:38 mic/no audio there'll be a pathway along Oak somewhere which will allow people from Royal Run, Stonegate, all those people who have no parks an opportunity to walk or bike to a park that's – and they'll know about it.

Lane Uh huh.

Barksdale And like the Enclave could get there 1:53:56 mic/no audio

Cambridge If we just get someone to post on Zionsville Moms one time –

Barksdale Yeah –

Cambridge Problem solved, right?

Barksdale 1:54:04 mic/no audio until everyone finds that out and then . mic/no audio

Milburn I mean I live north like with Marysville Road, I live in Rockbridge so it's up by Heritage Park so I'm driving by this area all the time and I, I, I think that proper signage is going to be key to make sure that we say park this way, that we've got – but I think that there's going to be plenty of, especially with the, with the trail for Johnson Preserve, I, I'm hopeful with proper signage but for, to the point about being that far west, it's going to be nice, I think, to not have to go to, if we're looking for a splashpad to just kinda head down south and not have to go over to, to a different park but getting the word out there I think is key and I think that part of the reason they're willing to spend more money than what it would possibly do is because they can sell it as a feature for the community but then as long as we, you know, then that gives us the ability to say okay, well, like Zionsville Moms group, we gotta make sure that we're directing people to it and if one mom finds out about it or one dad finds out about it then next thing you know, you know, I think the, the word spreads, especially for the people who are going to be around there.

Cambridge Well and a lot of times too when you look at a large-scale neighborhood like this what you want in the parks in it are the things that meet the day-to-day recreation needs of people. So if you live in this park or live, excuse me, live in this neighborhood, you're going to want to be able to walk somewhere where you can have a picnic or in this case grab an ice cream cone, sit in some greenspace, access trails and things like that, those are what we, what I would call sort of walk-to things. So they're really going to draw folks from the community primarily but then you do have destination elements which would be like the splashpad right where because we have so few of those in our system summer is hot, splashpads are great, the people will travel to find that and they will seek it out and find that so I think the splashpad, honestly, is what's going to make people really aware of this park but it will probably be the thing that non-neighborhood residents use the most is, is my . 1:56:13 mic/no audio

Shappaugh Can you walk from the coffee shop to the splashpads? Is there a trail for that?

Logsdon I, I believe so.

Shappaugh I'm just thinking of the community coming to take advantage in the neighborhood, right? Because I could see myself doing that – going to get a cup of coffee and a tea with my son and walking over to the splashpad, right?

Milburn We're getting a nod that the answer is yes, is that right?

?? Correct. Off microphone

Cambridge Yeah it's not, it's greyed out in the graphic because it's not part of the “project” but it's, it's, it'll be, I can go get a coffee, right, if I don't live in the neighborhood I can go to the splashpad, get a coffee –

Logsdon It's probably encouraged.

Cambridge Yeah. I'm assuming they want that. So I do think, and, again, to your point of why is it located where it is – if, if I had to choose visibility over having all of the stuff immediately adjacent to an ice cream shop and a coffee shop, I would put it here every day of the week because that's a great place for me to hang out versus [REDACTED].
1:57:05 mic/no audio

Lane Once the kids find out there's ice cream there too –

Logsdon Well and, and, again, we do mention vegetation in this so they can't put a hedgerow to block people from seeing it so it'll be very visible from the road as well.

Shappaugh I think it looks great. I could see myself utilizing it. I live in north Zionsville and I would drive to something like this. I think just from the beginning my fear is that we're going to have a lot of developments coming online and I kinda see it as the responsibility of the developer to make their neighborhood attractive without the park impact fees, right? And to, to do things like this, to make the neighborhood desirable and what I don't want to see is that moving forward every developer wants to use their park impact fees to make their neighborhood more desirable, right, because this will be more desirable as a result of that, right? And so how do we prioritize the community at large with the individual neighborhoods going online knowing that this sets some pretty recent precedent without any firm guidelines in place?

Dilley I think – good points, right? I think that anchoring to where our vision is and what gaps we need to close because I don't think it should be the developers coming in to tell us what we need. It should be us telling the developers what our goal and what our vision is and if we can share that vision and leverage the economies of scales, the mobilization that's already there, I think it's a win-win. I think the beating up of the plan and the critiquing of the plan and everything like that, I think that's 100% justified and we should be in the position to call what should go there and what shouldn't go there and I think if we do that effectively we can approach it from a partnership perspective and not let it get out of hand.

Shappaugh Yeah, I agree.

Logsdon And, to your point, so we're really going to step back and look at all of what Zionsville's doing right now. We're going through our Comprehensive Plan update so I've heard some of the initial input and there's a lot of great things in there but if we are able to capture just how important how parks are within the Comprehensive Plan, that'll influence the subcontrol or Subdivision Control Ordinances so with every new subdivision or every new development there has to be a roadside pathway that's at least 8 feet. That's much better than a traditional sidewalk around 4 foot so, we've established that standard in our community so any development team that comes here knows they have to put that in. That's, that's really non-negotiable for the most part. So if we can incorporate and understand how we want to have our parks baked into these large developments as well then we're talking about we're not trading impact fees, that's baseline and then let's talk about how we can go from there.

Oberlander Well and, and I would just this is all, all controlled by statute and one of the conditions to get the credit is that it can't be something that they're required to build by law. So if we have that in our development standards and they have to build it,

they can't get a credit for it. So this is only over and above the park and recreation infrastructure that actually enhances our plan, or Zone Improvement Plan.

Cambridge Well and I think too there's an often a misconception that robust subdivision development standards or open space requirements or even high park impact 2:00:24 mic/no audio separate but deter development and generally there's no data that supports that. 2:00:34 mic/no audio have great walkability, great greenspaces, good distribution of parks, have higher property values and developers are wanting to build there. So I do, Jarod, to your point, I think we all need to be, and we said this last year, as the process, the Comp Plan process kicked off and a Comp Plan kinda trumps our 5-Year Plan, right like in the hierarchy of everything we've got goin' on, the Comp Plan is a, has, carries a lot more weight in terms of its influence in how our community evolves and our current, our Comp Plan is so ancient, right? The one that is in place right now, so we have an opportunity to modernize that and to clearly set an expectation about what types of parks, greenspaces, amenities are expected to be part of communities that are built here and the park impact fees are to help add additional things to that, right? And that, that, that makes the sort of developer/municipal relationship more equitable because right now we're trying to find a way to, to build what, what you said should kinda be built anyway but we're, but there's no structure in place that requires that so the, the Comp Plan is an opportunity and we all need to be advocates for that as we go to those meetings and ultimately have to approve 2:01:50 mic/no audio standards in there about what our expectations are of privately built parks or greenspaces in subdivisions.

Dilley So are we just needing to vote on or have a motion on the language that has been added that we adapt that or what are we, what are we needing to vote on right now?

Logsdon Tonight's consideration is whether to approve this resolution and waive those fees in exchange for the park improvements that are listed in this document. It, it does establish a two-year timeframe where that has to be completed with all the metrics we discussed. I will say, the, the developer is kind of waiting to pull their building permits because they want to, because that's when you pay for the impact fees so we, we can continue this if you all want to but I think at some point it might be off the table and I just want to be transparent on that.

Cambridge I think we call for a motion. Is there a motion to approve Resolution number 2024-07, a resolution requesting the financing and construction of certain infrastructure or other impact zone improvements in lieu of and as a credit against the payment of parks and recreation impact fees and approving a PRIF Credit Agreement?

Dilley So moved.

Oberlander And, I'm sorry, I would just add that it's amended since you read it into business at the last meeting –

Cambridge Okay –

Oberlander And there were some amendments made so just add as amended.

Cambridge Everything I just said with the amendments as represented in the packet currently.

Dilley	So moved.
Cambridge	Do I have a second?
Barksdale	I second.
Cambridge	I think we do roll call vote. Vice President, Kris Barksdale? I don't have, I don't have inaudible 2:03:25.
Barksdale	Aye.
Cambridge	Who is Secretary?
Lane	Thanks.
Cambridge	Yeah, sorry. There's a lot going on here.
Lane	Aye.
Cambridge	Matt Dilley or Chad Dilley?
Dilley	Should we say it at the same time?
Cambridge	I need a, I don't have my thing. I don't have a list of –
Dilley	Aye.
Cambridge	I'm so bad at this.
Milburn	Matt Milburn.
Cambridge	Matt Milburn?
Milburn	Aye.
Cambridge	Anna –
Shappaugh	Anna Shappaugh is it nay? Is that the opposite of aye?
Cambridge	That is the opposite of aye.
Shappaugh	Okay, nay.
Cambridge	Nay?
Tischbein	Doug Tischbein, yea.
Cambridge	And I, Ryan Cambridge, President, vote yea so that is 1, 2, 3, 4, 5, 6 – 6 yea, 1 nay. Motion carries. I will have a list so I can read from that next time.

All right, back on track. Other Board Related Items, 2024 year-end claims. Do we have anything else Jarod?

Logsdon That's it for me.

2024 Year End Claims

Cambridge That's it. Has everyone had a chance to review the 2024 year-end claims? Are there any questions, concerns? Is there a motion to approve – and you two are able to abstain from those if you, well, actually, they can, they can vote –

Oberlander Yeah.

Cambridge You can, you can vote on it. So is there a motion to approve 2024 year-end claims as presented?

Milburn So moved.

Cambridge Is there a second?

Lane Second.

Cambridge All in favor say aye.

All Aye.

Cambridge All opposed same sign.
[No response]

2025 Claims

Motion carries. 2025 claims – is there, has everyone had a chance to review those in the packet? Any questions or concerns? If not, is there a motion to approve 2025 claims as presented?

Milburn So moved.

Cambridge Is there a second?

Lane Second.

Cambridge All in favor say aye.

All Aye.

Cambridge Any opposed same sign.
[No response]

Okay, motion passes.

Adjournment

Is there a motion to adjourn?

Dilley So moved.

Shappaugh Second.

Cambridge Do you want to do a roll call vote or no? All in favor say aye.

All Aye.

Cambridge Motion carries, motion, meeting adjourned.

Ryan Cambridge, President

Kimberly Lane, Secretary

Respectfully submitted,
Bonnie Black –
Welcome Center Coordinator
Zionsville Parks & Recreation–2-12-2025