



ZIONSVILLE
PARKS & RECREATION

Zionsville Board of Parks & Recreation

Meeting Minutes For

Wednesday, October 8, 2025

At 7:00 P.M. EST

ONSITE MEETING

1100 West Oak Street

OPENING

Call to Order/Roll Call

In Attendance: Kris Barksdale, Kimberly Lane, Doug Tischbein, Matt Milburn, Chad Dilley, Kent Perkins, Anna Schappaugh (arrived late)

Staff: Jon Oberlander, Attorney

Barksdale All right, we're gonna open the meeting for Zionsville Park and Recreation for October 8, 2025. Because it's not in our Bylaws, we are going to revert to Robert's Rule of Order which states that the Vice President is appointed to the President in the event of a vacancy or resignation, so I am the current President of the Zionsville Park and Rec Board. I'm going to do a roll call vote. Kimberly Lane?

Lane Here.

Barksdale Doug Tischbein?

Tischbein Here.

Barksdale Matt Milburn?

Milburn Here.

Barksdale Chad Dilley?

Dilley Here.

Barksdale Anna Schappaugh is not here.

Barksdale Kent Perkins?

Perkins Here.

Introduction of New Park Board Member Election of Park Board Vice-President

Barksdale Okay, before we move on, I just wanted to – where’s my note? Okay, since our last meeting, Ryan Cambridge regrettably submitted his resignation as President of the Zionsville Parks Board in response to a request by the Town Council due to an anticipated change in the town’s ethic, ethics or conflict of interest policy. The new policy would prevent him from continuing his service on the Board while his consulting firm works on the Zionsville Village Gateway and Plaza project. Despite the original contract being deemed free of conflict by the town’s counsel. In alignment with a prior commitment to step down if necessary, he resigned to support the project’s progress and uphold public trust. Ryan expressed gratitude for the opportunity to serve over the past three years. We’ve lost a valuable resource on the Board as he was quite an expert on municipal parks so. But we welcome tonight our newest member, Kent Perkins, to the Board and do we have anymore introduction that’s needed for that? Okay, so welcome. And we note that Anna has arrived. Okay, but we do now need to vote, have an election of the Park Board Vice President so do I have any nominations for Vice President?

Lane I nominate Doug Tischbein.

Dilley Second. That was really loud.

Barksdale Okay, any other nominations? All right, all in favor of Doug being the Vice President?

All Aye.

Barksdale All opposed?
[No response]

Tischbein Thank you.

Barksdale You’re welcome.

Approval of the September 10, 2025 Minutes

Okay, the September 10, 2025 minutes have been handed out. Has everyone gotten a chance to look at those? Okay, we will vote to approve. All in favor?

All Aye.

Barksdale Those opposed same sign.
[No response]

Okay, the minutes are approved. We have time now for any public presentation or comments. Is there anybody who’d like to make a comment or presentation? Okay.

There's no one here requesting to comment so we'll move on to – anyone online?
Okay, we're gonna move on to Staff Reports. Jarod –

Staff Reports

- Logsdon Thank you Kris. Good evening Park Board. Just to highlight a couple of items from the Superintendent's September Report – Maintenance created 204 work orders in the month of September, completing 204, sorry. 155 of those were preventative maintenance while 49 were reactive. In addition to that, the team installed a memorial bench at Overley-Worman Park as well as two memorial trees.
- The Natural Resource Division held three public weed wrangles, one at the Zionsville Road trailhead and two at the Overley-Worman Park disc golf course. We have our final public weed wrangle this Saturday at Elm Street Green from 10-12 if anyone is available to sign up and help us combat invasives in our parks.
- The Big 4 Rail Trail counter had 21,058 counts for the month of September with 9,082 cyclists and 11,976 pedestrians.
- The Indiana Trails Program grant application was submitted to the DNR in time so we'll await the results of that granting cycle.
- And, finally, just wanted to touch on our Nature Connections program. This is a program that's in its third or fourth year and each year it continues to grow in our elementary schools so Nature Connections is both an in-class educational component as well as in the field with a service project and field trip in the spring. It began at Eagle Elementary and just in a couple of years we have expanded to Trailside and Pleasant View and this year we will also add Boone Meadow Elementary so working to expand this vital nature education component to our third graders throughout all of Zionsville. And that is all from the Superintendent Report. Happy to answer any questions.
- Lane I was just really impressed that they completed more service orders than what they took in but you corrected it. I was like that's awesome.
- Dilley Appreciate the expansion of the education program. We'll look forward to when it expands to Union as well. How far on the time horizon do you think it'll take?
- Logsdon Staffing is really the shortage. We're just trying to have –
- Dilley Yeah –
- Logsdon Boots on the ground to handle that many kids.
- Dilley I think we're gonna rock, paper, scissors over Union or Stonegate, is that what I just heard? All right, all right.
- Logsdon Thank you.
- Barksdale Okay, next up is Mindy Murdock with the Director of Recreation Services Report.

Murdock Good evening everyone. For the month of September we had 922 walk-ins to the Zionsville Nature Center. Just to give you guys an idea, so for the year-to-date, we're at 12,780 walk-ins so, so we are on track to go beyond what we did last year. In addition to that, just a few updates on our programs – so our popular PEEPs which is Preschool Environmental Education Program series has expanded. So we are now doing actually a series per month so participants sign up and they get to do three programs throughout the month. They meet once a week and so that program has been, actually it's very popular. We filled September's and we actually filled October's the first day that registration opened so I'm sure everyone's waiting to get in for November's when that one opens up here in a couple weeks.

In addition to that one, the Trailhopper actually went out to our last, what we normally would do for Park and Plays at the Zionsville Farmers Market, but we did a Discover Your Backyard instead and the Naturalists went out to the, the market and they had a great time with over 166 people that they got to participate in the activity that they brought with them.

We've also expanded our preschool programs to Heritage Trail Park with the new greenhouse. So we have a new program called Little Sprouts and so that right now is being run by me with hopefully as staffing and everything progresses, that'll go to somebody else one day but for now it's through me. So in September we did a program on bees and it was for a first one ever very well attended with 19 participants to that one. And then, of course, we had our Love for Lincoln brick pull which, unfortunately, got rained out and it got moved to the 14th but was still very popular with over 23 volunteers that showed up to help that and got the project wrapped up for what we needed.

And then just last thing, because I know both you, you might've heard that our Event Coordinator, Megan Ray, and myself attended NRPA schools this year so we did just register for that second year of that class. It's a two-year program so both of us at the beginning of next year will go for event management for Megan and revenue management for myself so. And that's all I have unless you have any questions.

Barksdale Thank you.

Lane Thank you.

Barksdale And you always come up with so many creative ideas.

Murdock Thank you.

Barksdale I'm sure everyone appreciates the –

Murdock I've got a great staff.

Barksdale Fun things.

NEW BUSINESS

Lincoln Park Historic Marker

Okay, on to New Business – the Lincoln Park Historic Marker.

Logsdon	So one of the goals of the Lincoln Park Refresh project is not only to update to today's standards but also hold onto much of the history and charm that makes Lincoln Park special. Throughout the year we've been approached by a group of citizens that care about the cultural and historic history of our community and would like to present the opportunity to host a placard in Lincoln Park. So much like along the Big 4 where the former train depot is now signified, this marker would celebrate the history of our rails in the middle of Zionsville with the former train depot that became Depot Park that became Lincoln Park, so highlighting that rail history as well as on the other side highlighting the significance of its name, Lincoln Park, and the events that took place on those grounds. So with the Park Board's consideration, we could fund this using some of those funds from the Love for Lincoln campaign and work with members of SullivanMunce and other historic societies in town to implement this placard onto Lincoln Park. So we would place this behind the gazebo kinda towards the First Street entrance on the, the northeast side.
Schappaugh	I just want to make a comment that I love this. I love the look of it, the historic feel that it gives you and the traditional just element that it carries and I think as we go through this refresh and we have a modern space this placard will help be that reminder of the historical nature of the park and so I just want to compliment the designer of this and I think it's impeccable. So I would motion to approve.
Dilley	Second.
Barksdale	All in favor?
All	Aye.
Barksdale	Okay, that is gonna happen.
?	Thank you. [off microphone]
Dilley	Thank you.
Barksdale	Thank you.
Lane	Very nice.
Schappaugh	Thank you for putting your time into this. It's lovely.

Resolution 2025-03 ZPRD Financial Sustainability Policy

Barksdale	All right, next on the agenda is Resolution 2025-03, ZPRD Financial Sustainability Policy.
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Logsdon Thank you. So this is the same document that was circulated last month. There is one update. We did add an Equity and Access section to the policy so that states that the Zionsville Parks and Recreation Department will ensure programs and services remain accessible to all residents regardless of income or ability. Fee assistance, tiered pricing and scholarship opportunities will be developed and considered for programming to qualified residents. So making sure we capture that in the framework as we move forward with this consideration. Happy to answer any other questions related to the Financial Sustainability Policy from last month.

Dilley Questions for you Jarod – when it comes to like your, your, your markers here of recovery, 0-20%, 150%, 200% – is that arbitrary or is that like industry standard and if it's industry standard can you remind the Board where you pulled that from?

Logsdon Yeah so this, this policy was a compilation of several examples from throughout the nation reflecting on NRPA's data as well as other park systems around the country. So certainly not arbitrary but usually they define additional segmentations which might have different cost recoveries but to simplify ours due to our lack of aquatic facilities, a lack of indoor facilities, we streamlined our price points to what our offerings are.

Dilley What's our thought process about this being, needing to be like a policy? And I struggle, I struggle with this even professionally. Sometimes I see policies come across my desk that like I, I don't know if it needs to be a policy or if it's more just like how we, how we do business. Talk to me about why we as a Board should consider like writing this as a policy versus like directional this is just the way we do because I think my fear is when you put something in policy, you almost remove a little bit of flexibility when needed. I don't know that I see anything in here where I feel like we need the flexibility to it. Usually it kinda rears up when you, when you don't expect it and then you're tied into the policy. So talk to me a little bit more about why you think this should be a policy versus just a, a standard way that we just operate.

Logsdon I think the, the largest thing is to provide a guiding compass for operations to shift even if any of us were to leave the department, there could be a continuity of how the practices and procedures are performed within the department. So setting those milestones and, again, this document reflects it being revisited every five years so as our department, as our Board evolves, there might be some changes to this policy but I wanted something more concrete and more transparent than just operations behind the glass doors.

Dilley Thank you.

Schappaugh Jarod, one of the questions that I had specific to these percentages – has there been any consideration looking at, you know obviously, the whole concept of this is planning for budget changes, shortages in the future, decreases, if you will. Like is there an amount we're trying to get to, right, to save and does this get us there? What part of this, what percentage of this is that so that we can then figure out what's left to solve? Because I kinda had the same questions as we look at the park impact fees right? Like all of this is great, I think, overarching structure and guidelines but do we have an idea of what we're trying to solve for and do these percentages get us there?

- Logsdon So the ultimate goal is to have achievable benchmarks and guidelines within this policy. So if we were to set the expectation that we are going to receive and recover 50% of all operational costs, that is much more aspirational than what's proposed in this by just recovering 50% of recreational programming. So the goal here is to free up the finite resources within the general fund, the tax-based fund, so that those can be reinvested and supported into our maintenance and upkeep of our park system. So we're trying to diversify our operations so that we can sustain both missions, both parks and recreation, and for those that have been paying attention to the recent budget cycles, it's extremely difficult for all municipalities right now but especially parks and recreation systems so having this framework and having these obtainable goals are all the more important. So 50% of our recreational staff that, we are currently recovering around 21% so that is why it's kind of a five-year spread but in order to reach that five-year goal, we do have to change the fees associated with our programs. So this is an attempt to publicly discuss the need, implement those fee increases and the justification of why we have to do that because otherwise we wouldn't be able to offer that. And there's obviously a need and demand for these programs in our community.
- Schappaugh Yeah, certainly. And so you think that these percentages that we've assigned to community benefit, for example, get us to where we need to be as we look at the reallocation of those budgets?
- Logsdon And that's part of that, the philosophy of the hierarchy. So 0-20% on community benefit we shouldn't be additionally having fees associated with people just entering parks but there are random occasions where – well, not random – there are seldom occasions where revenues can be generated from that tier of service so. An example, there might be a community event which we're proclaiming as attempting to be free to the community, there might be vendors within the, that we recover a percentage for them being vendors at that event, that's kind of the revenues that could be generated from some of these things that are still offered to the community for free so. To that point, that is not the lever that we're gonna pull to be financially sustainable. That is one piece of the pie and that's the lowest piece of the pie. It's really as we move up from there and the benefit of our services become more targeted, that's where we recover more of our operational costs.
- Milburn Something like the eclipse in the park. It's a community event that you can still find ways to generate revenue.
- Logsdon That is a perfect example of a community event. So all ages, all abilities were able to come out of there versus a special event like our Trick-or-Trees which is much more targeted to families and those that would trick-or-treat so there's a fee associated with that to recover those operational costs. And as that, again, as that service becomes more targeted, so when it's a class of 20 people and then it becomes a single dog park membership, those fees reflect the true operational costs and the recovery goals and that framework is what's helping us pay for the staff that provide those services at the 0-20% cost recovery points.
- Lane I appreciate the transparency.
- Dilley So I'm looking at Goal 3, item #1 Maintain a Minimum 40% Operational Reserve for Unforeseen Circumstances. For example, economic downturns, emergency repairs to

be held in Fund 2204 General Fund. How, give us an approximation of how much did we allocate this year and how much have we spent?

Logsdon So 2204 General Fund is the tax-based fund. So every year we receive our revenues to support operations. Every year that we underspend historically has developed cash reserves within that. So this is speaking to the cash reserves within that balance which are approximately 112%. So this fund might be asked to support future capital improvements or replacement so that guideline is there so we don't go below that 40%.

Dilley Don't go below, yeah, yeah.

Logsdon Yes, yep.

Dilley Okay.

Logsdon So if we need to hedge economic downturn to support staff –

Dilley Yeah –

Logsdon For a couple of years we'll have that flexibility.

Dilley Okay.

Schappagh I know I brought this up last time and I think you said it's up for consideration sometime maybe in the 2026 cycle, but the impact fees, park impact fees, has there been any further discussion on that and what's that looking like?

Logsdon Yeah, so every five years we update that plan and that will be, the study will happen next year and then it'll be adopted in 2027. So within the budget that was just passed, we had the funding available to support that study so we will and then so that process it invites community members, it invites the development community to meet at the table, define our levels of service and then associate a fee that's agreed upon amongst the whole group. And we historically have been one of the lower park impact fees in the region.

Schappagh Yeah I think these things are all gonna help us put some teeth around where can we generate this additional revenue. So this is great.

Barksdale Further comments?

Dilley Are we voting on this in November? Is that what I read in the paper?

Logsdon It might've been in the paper but it is tonight before the Board to consider and approve. If approved, we will have the fee schedule before you next month –

Dilley Okay.

Logsdon Which would reflect these percentages.

Perkins I have, I have one quick question – I’m gonna claim new guy immunity if you guys have already talked about this – no stupid questions first meeting. Jarod, how do you envision, what’s, what’s the process if the Parks Department wants to do something that diverges from what’s in here? Say you’re doing one of these second tier events and we can’t, we don’t want to price it at 150% or we can’t do that or it’s not, not feasible. What’s the, sort of, sort of to Chad’s earlier comment, is this, is it a policy or is it a procedure and how do we, how do we handle the instances where –

Logsdon Yeah so –

Perkins Where this doesn’t work?

Logsdon Yeah and, and, again, the policy provides the guiding light so we would structure the fees for any of those special events to the cost recovery goal of that percentage. So, again, if the market doesn’t support a \$75 ice cream day, then that’s not a program that’s gonna be successful. So it, it really is a balance of understanding our true costs to even perform the special events versus what the market will support.

Perkins So you’re envisioning this as a we won’t do it if we can’t –

Logsdon If we can’t, yeah.

Perkins If the market won’t support it.

Logsdon So the evolution of this and maybe we’ll talk about this in five years, is how those programs that are coming in above their threshold are subsidizing those that are below and then we create the sustainable portfolio of programs that self-sustains and self-supports but this is step one just establishing those benchmarks that we aim for with our pricing.

Milburn Aim for.

Logsdon That we aim for.

Milburn Or that we – so I’m kinda struggling with the same thing of like I feel like I think it’s a great idea in principle but I always worry, I feel like a lot of these things the second you pass it then something comes up that everyone agrees we should do that can’t be done because we just passed a policy that doesn’t allow it. So is it, is it gonna be the, the average of those groups have to be 150% and some can be 100%, some can be or like whatever section it is or is it because that, that seems like what you just said seemed like a, a more harsh we’re not just not gonna do it if it falls below the percentage guidelines.

Logsdon So I, I think we’re, we’re dancing around two different topics right here where one is setting the price points with the recovery goals and one is the actual recovery goal of the policy. So our end goal is to recover 50% of recreational expenses by 2030. So next year maybe this wasn’t in the, the policy so this is an example of procedure versus policy – I’ve set the expectation that we’ll move towards 25% cost recovery and then 30, 35, 40 and then we’ll get up to 50. So incrementally increasing our cost recovery goals internally to meet that 2030 goal. So how we get there, again, sticker shock – that’s the biggest fear. We, we, we set out these prices and people just don’t,

can't attend or don't want to for the, the price point so that's why we're really working with our partners that we have in the community, reaching out to the Foundation, Optimist Club, to find ways to subsidize these outside of the tax base because it just can't support doing that any longer to the degree it has. So this is all an attempt of positive momentum to become more sustainable.

Perkins So to be clear, the goal for let's say this is passed tonight, the goal for tomorrow if you're pricing camp or youth sports is not necessarily to be at that 150? You're saying by 2030 all of the programs within that tier the goal is to, is to be recovering 130% or 150% of the cost?

Logsdon So the, the price point we would place on camps or special events would be that 150%.

Perkins That would be tomorrow?

Logsdon Yeah, tomorrow. Well, November if we pass the, the fee – but that is the goal because those incremental increases are what are going to get us to that 50% of total.

Perkins So the total won't be at 150% tomorrow but starting tomorrow –

Logsdon Working towards that goal.

Perkins Okay.

Logsdon Yep.

Perkins I gotcha.

Logsdon And, and truly our summer camps, for example, have been our most, our, our greatest financial return just because they've been so successful and we've been able to price them with the market and appropriately so and I believe that's already operating around 130.

Murdock 25:33 off microphone

Logsdon So yeah, so we're already at 150. So some of these price points won't change at all we're already following our formula. It's just having a strategic look at all offerings.

Barksdale Yeah, I think of the Mulberry Field rentals that we do for \$5 or some really low price considering it has lights and now it's gonna have a concession stand. Like that probably is not the right price point for that so there's an example of something that would need to or should go up. All right, any other comment? Do we have a motion to approve this?

Lane I motion to approve Resolution 25, or sorry – 2025-3.

Barksdale I'll second. All in favor? Wait, let me do a roll call. I'll do a roll call. Kimberly Lane?

Lane Aye.

Barksdale	Doug Tischbein?
Tischbein	Aye.
Barksdale	Matt Milburn?
Milburn	Aye.
Barksdale	Chad Dilley?
Dilley	Aye.
Barksdale	Anna Schappaugh?
Schappaugh	Aye.
Barksdale	Kent Perkins?
Perkins	Aye.
Barksdale	And I say aye as well. So the motion passes. Thank you Jarod.

Resolution 2025-04 Lincoln Park Improvements BOT Award (Public Hearing)

Now we're going to have a special hearing for Resolution 2025-04 for the Lincoln Park Improvements BOT Award. This is a public hearing, no – we're not going to have a public hearing? Open, this is a public hearing. Okay, we are opening the public hearing. I've got proof of publication that this is a public hearing.

Oberlander And if you could just note the time too for the minutes.

Barksdale And it is 7:26. Are there any public comment? Nope? Closing the public hearing and it is 7:27. Jarod –

Logsdon Thank you Kris. So Resolution 2025 – well, let me back up one step. So a couple of months ago you might recall that we bid the Lincoln Park Refresh project throughout the summer. Bids came in. We had seven bids and, unfortunately, all were above our anticipated engineer's estimate and the allocations we had so this Board voted to throw out those bids and we discussed moving to the build, operate, transfer model – the BOT. So in the month of September, on September 4th, it was advertised that we were releasing a request for qualifications and proposals. So that was to solicit proposals that could complete the project utilizing the BOT model. So that proposal process closed on September 24th at 3 p.m. and the Selection Committee reviewed two proposals within that and scored those. Let me read you my memo concerning this.

A request for proposals and qualifications was issued on September 4th on behalf of the Lincoln Park Refresh project inviting qualified firms to submit proposals utilizing the build, operate, transfer procurement model to deliver specific park improvements.

Proposals were accepted until 3 p.m. on September 24th. Two proposals were received and reviewed by the Selection Committee. Each proposal was evaluated based on business structure, experience with public sector and park improvement projects, project approach, financial health of the firm and required documentation and insurances. Following review and scoring, the Selection Committee is recommending Envoy, Inc. as the most appropriate proposal and firm to enter into a public/private partnership to deliver the Lincoln Park Refresh project.

So that is encapsulated within this Resolution before you – 2025-04. So with your consideration this evening, we would enter into a public/private partnership with Envoy to begin scoping the Lincoln Park Refresh project. While this document would be official, there would be an agreement, a formal agreement, that would come out at the tail end on this that you would all vote on again. So there's no price associated with at this stage. That is what comes out of the scoping process. So our goal during the scoping process is to work with that developer and determine how we can still deliver the same project perhaps by adjusting how the construction methods or the materials are and then agreeing upon a final price that would be within that agreement.

Barksdale Who takes part in that discussion?

Logsdon So to date the Selection Committee was myself and Doug. Moving forward I would propose that Doug sit in on those meetings as well during the scoping process and then, obviously, as that agreement is formalizing, we'll have legal counsel between the two entities finalizing that document before it's before the Board. Ultimately, the goal is to deliver the project that was advertised to the community for the price point we anticipated.

Oberlander And that process is generate a guaranteed maximum price. So with this method of project delivery, there are no change orders. So once we enter into a contract, the developer is obligated to deliver the project for that price so there's no surprises once that number is arrived at.

Dilley So the risk going forward is once we go down this path what happens if the price then is once again over budget right? I mean I think that's it. Because right now we're shifting the risk to the contractor wants your GMP right? And they're, they're taking the risk with that but I think what we need to understand as a Board it doesn't mean that this project is not going to come in over budget, we're just shifting how we shift risk right? Doug, am I explaining that appropriately? Yeah.

Tischbein And there's still a, still a contingency that's going to be built into the GMP –

Dilley Yep –

Tischbein And, and that contingency is going to be controlled by us, not by the contractor.

Dilley Yep.

Tischbein So there's going to be some give and take and we already know that but it'll be as transparent and everybody will see any price that they want to see and it's just a, it's

going to be a great delivery method, I think, to get back down to the price point where we're advertising to the community.

- Dilley Yep. I like the delivery method. I like the transparency to be determined on what market conditions are. I mean I think that's, we all just need to be understanding of that and Envoy is a great firm. They've got a lot of proven track record in the public safety sector with a lot of municipalities. I would trust that they're being a good partner. And, obviously, we have Doug who's super knowledgeable so we've got really good line of sight to that and Jarod, you are too. That's not to diminish you. So I, I, I support it and I don't know if anybody else has any comments. If nobody else has any comments, I'll make a motion.
- Lane I have one, I just have a question – have, has Zionsville used this model before? Is this, are we –
- Oberlander We're in the process of using it –
- Lane In the process on another project?
- Oberlander Yeah, for the wastewater expansion –
- Lane Okay.
- Oberlander To the plant that'll be BOT and we're discussing it for a few other projects too but it has been adopted by the Town Council, actually back in I think 2011 or 2012 –
- Lane Okay.
- Oberlander They incorporated the statute to allow –
- Lane No I realize that other municipalities are using this, I just didn't know –
- Oberlander Yeah.
- Lane What our experience with it –
- Oberlander We're getting onboard.
- Lane Yeah, okay.
- Logsdon We're the pioneers in town.
- Lane Yeah.
- Logsdon One thing to note too – those contingencies discussed if those are underspent, those do return to us as well so those aren't kept by the contractor.
- Barksdale Dilley, did I hear a first down there?
- Dilley Yeah. I'll make a motion to approve Resolution –

Barksdale	2025 –
Dilley	2025-04 Lincoln Park Improvements BOT Award.
Schappaugh	Second.
Barksdale	Okay, I'm going to take a roll call. Kimberly Lane?
Lane	Aye.
Barksdale	Doug Tischbein?
Tischbein	Aye.
Barksdale	Matt Milburn?
Milburn	Aye.
Barksdale	Chad Dilley?
Dilley	Aye.
Barksdale	Anna Schappaugh?
Schappaugh	Aye.
Barksdale	Kent Perkins?
Perkins	Aye.

Resolution 2025-05 Wild Air Impact Fee Credit

Barksdale	And, I, Kris Barksdale, say aye as well. That motion passes. We will close that special hearing and move on to Resolution 2025-05, the Wild Air Impact Fee Credit.
Logsdon	Thank you Kris. So earlier this year a proposal was encased in Resolution 2024-07 which was an agreement with the Wild Air development community that in exchange for their impact fees, they would develop two parks within the Wild Air community, one of those being the 30-acre woods of Johnson Preserve which is Park Board held and the other being the Archer Park which will remain deeded to Wild Air and its successors but will be perpetually open to the public and maintained by those successors so a public park without us having to maintain and replace and take care of it as much but still qualifiers within the agreement that they have to keep it up to our standards essentially remaining ADA compliant, having timely capital replacement and items like that. So throughout that process which was passed by the Board in January, the initial credit was \$1,061,319 for park improvements totaling \$1.2 million dollars so a great return on those impact fee credits. The Wild Air developer came to us recently with a miscalculation. They did not anticipate the 17 single-family homes that would be a part of the Crossbridge Point partnership they have with another entity so we do have representatives of Wild Air here if there are

any additional questions but the request before you this evening would be your consideration of Resolution 2025-05 which would repeal Resolution 2024-07 and readjust the park impact fee credit to \$1,096,084 so that's a difference of \$34,765 so that fee is associated directly to those 17 houses that weren't accounted for in the original proposal.

- Dilley So two questions on this Jarod – one, was there a scope change? Like how did we, how did we miss 17 homes? Maybe that's not for you to answer, maybe that's for you to answer. That seems like a big miss and I'm just curious was there a scope change after the fact?
- Logsdon We'll have a representative of Wild Air up here.
- Weyer I'm Ryan Weyer with Old Town Companies. So it was not a scope miss. Actually nothing has changed on the primary plat. It was a clerical miss of those 17 homes.
- Dilley Okay. Like just like a calculation on a spreadsheet or something like that?
- Weyer It was just not figured in because it was separated out for the IDD units, residents that whole neighborhood within the neighborhood was just excluded so.
- Dilley Okay.
- Weyer It was just a miss.
- Dilley And Jarod, talk the Board through what happens if we say no? Like what, I'm curious on and it's what \$36,000 or something like that?
- Logsdon \$34,765. So the, the Board retains the right to not adjust this. I believe the proposal originally was in exchange for the impact fees associated with this development that they would make those certain park improvements. So truly I feel in good faith of partnering with the development community it's to be strongly considered but, ultimately, it is the Park Board's authority whether they credit or not.
- Milburn Jarod, when we did this in January, so it's been a few months, can you remind us if we were presented with the numbers of what it would be or if we were just asked?
- Logsdon Yeah, so –
- Milburn Or we were just asked to waive the park impact fees?
- Logsdon It was the calculation of the assumed total units which was that \$1,061,319.
- Barksdale So there's still, we're still getting more for our money than the impact fee would have been?
- Logsdon Correct.
- Barksdale That didn't, that didn't change? We're still getting a good deal.
- Logsdon And, if anything, costs have gone up.

Milburn I think the question is would we have approved it anyway? To me.

Barksdale Yeah, I –

Milburn If we would've approved it anyway –

Barksdale I would've voted yes personally.

Dilley Anna would still have voted no.

Schappagh That was my first meeting and my first no vote so, umm –

Dilley It was like the first like dissenting opinion in like two years I think on the Board.

Schappagh Made the paper on that one. No big deal.

Milburn Yeah, I think I would've approved it any, as well.

Schappagh Would there be any consideration from the developer to add \$34,000 in amenities to the park? Because I think that was kind of part of the sweetness of the deal right was look how much more we're getting versus what they're paying and even though it's \$34,000, we're nickel and diming Mulberry Fields fees so this is a big amount of money in that regard and there's a lot we could do with it moving forward so whether it's enhancing the park in some capacity or maybe paying half of it, I'd love to see some compromise on that.

Weyer We already far exceed what the revenue coming in is for that because that didn't even take into account of the additional things in the spreadsheet that's on the screen. We're actually total like close to \$1.6 million but that contribute to the park areas but it only totals what we agreed to for \$1.2 of what the parks would have done. So total impact because we will be adding in future phases the road that comes through there, additional parking for it, it's just not, I guess we haven't been incurred those costs yet because it's in the next phase of the development so there are additional things coming, it's just not part of that \$1.2 million calculation.

Schappagh That makes sense. So the calculation still isn't final then really? In terms of the financial benefit we're getting.

Weyer Correct, correct. There's additional parking and additional street access through that you get the benefit of as well that we will not be coming back for.

Logsdon So to speak to that, with the exhibit that was in the original Resolution plus this evening's, this is kind of what Wild Air pitched as their total investment to create these two parks with the required infrastructure. So looking through that, I only felt certain items were comparable to a park impact fee exchange so that is what is highlighted in blue. So, again, holistically, it was closer to that \$1.6 but we're truly kind of only showing a \$1.2 exchange for the just north of a million.

Milburn That's what I had remembered – that if we had done it ourselves because some of these costs are, are –

Lane Economies of scale.

Milburn Yeah, economies of scale and things that are already there and etc.

Barksdale Anymore discussion?

Lane Are you ready for a motion?

Barksdale Ready for a motion.

Lane I move to approve Resolution 2025-5, Resolution requesting the financing construction of certain infrastructure or other impact zone improvements in lieu of and as credit against the payment of Parks and Recreation impact fees and approving the PRIF Credit Agreement.

Barksdale And I'll second. Take a roll call vote. Kimberly Lane?

Lane Aye.

Barksdale Doug Tischbein?

Tischbein Aye.

Barksdale Matt Milburn?

Milburn Aye.

Barksdale Chad Dilley?

Dilley Aye.

Barksdale Anna Schappaugh?

Schappaugh Nay.

Barksdale Kent Perkins?

Perkins I'm going to abstain not having been here for the original.

Barksdale And I, Kris Barksdale, say aye as well. So we've 5 in favor, 1 opposed and 1 abstention. So that passes. Thank you.

ZPRD CoHatch Memorandum of Understanding

And Jarod, are you ready for the Park and Rec COhatch Memorandum of Understanding?

Logsdon Yeah, so with the financially, Financial Sustainability Policy fresh in our minds, we are looking at new ways to continue to adapt our programming and reaching out to as

many partners as we can to help complete that mission. So one such partnership that has formed recently is that with COhatch Zionsville. So COhatch is a shared work, social and event space providing, provider offering flexible indoor and outdoor spaces including a patio, meeting rooms and gathered areas for professional, educational, recreational and community use. Obviously, this aligns well with not only our mission of providing said recreational and community programs but also assists us with a critical need which is the lack of indoor space so. Each month Mindy comes up here and tells you the amazing programs we're doing and every once in a while if you flip through her report it's not as exciting but several events are cancelled due to rain or weather so this provides some resilience to: 1) now we won't have to cancel but 2) also having a backup opportunity should an event need to move.

So COhatch has been exceptionally collaborative. Neither party is looking to add fees onto each other but there will be an opportunity for each venue to have their own fee set so if we provide a program there, we'll recover our fee and then COhatch can also have one associated with that whether through a caterer or something else. We've also began to discuss a collaborative marketing package for our wedding receptions. So Lincoln Park has historically been a place to get married here in town. We are looking at adjusting that fee to reflect the market value a little bit better after the refresh but also, again, after your ceremony at Lincoln Park, you're driving somewhere else around town to have that opportunity right here on the bricks to walk over towards, to have restrooms, these are all benefits that'll not only make our reservation more enticing but also support COhatch as well. So we do want this partnership to be mutually beneficial and I believe we've developed something that could benefit both entities. So with your consideration, we would enter into this MOU with COhatch, again, non-legally binding. We can get out anytime but it just eternalizes the partnership and the mission we're trying to accomplish together.

Barksdale Okay, any discussion? Do I have a motion?

Lane So moved.

Barksdale Second?

Dilley Second.

Barksdale All in favor?

All Aye.

Barksdale Opposed same sign.
[No response]

Okay, that motion passes.

Claims

All right, there is no Old Business tonight, that's good news. Any other Board related items? I don't believe so. All right, moving on to claims. Anyone have any questions

or comments about the claims? Okay, we'll make, can someone make a motion to approve the claims?

Milburn So moved.

Barksdale And a second?

Schappaugh Second.

Barksdale All in favor?

All Aye.

Adjournment

Barksdale Okay, motion passes and can I have a motion to adjourn?

Dilley So moved.

Tischbein 45:22 inaudible

Barksdale Wait before we adjourn – wait, other Board related items.

Tischbein I just got a few things –

Barksdale Okay.

Tischbein That I want to talk to Jarod about and it's on project-related stuff. So I saw that the Beechwood Lane connector that we approved earlier in the year is up and running and it looks like they did a nice job but we don't have anything else left to do with that and everything is –

Logsdon Correct, there was an outstanding permit with the permission of the Park Board they filed that with the Planning Department. We had our town engineer go out and ensure that it was built to the spec of the stamped drawing so that has been signed off and removed.

Tischbein Just a couple things – Mulberry Fields – it looks like we're gonna get substantial completion 12/19 still?

Logsdon Yes.

Tischbein When does this get a CO? When does that come in, before or after that?

Logsdon That would probably likely be during final inspections so that would be scheduled towards the end of the project, towards that date.

Tischbein Because we've got a final completion is May 1st?

Logsdon Yes, yep. So and that's kind of to hedge against any punch list items or the growing season if they miss plantings this fall.

Tischbein Turkeyfoot pedestrian bridge looks like a great job on that one. You paid all your retainage?

Logsdon No, we are still negotiating final quantities on that.

Tischbein It looks like you got some retainage leftover. Does that just revert back to a fund somewhere or?

Logsdon For which project?

Tischbein Same one, Turkeyfoot.

Logsdon Yeah, so it would just go unexpended. It's just sitting in the bank.

Tischbein I think we had a discussion once about bollard locations on the north side for possibly not being in the right locations allowing golfcarts to get through on the bridge. Did they get moved or did I mistake?

Logsdon Yeah, so part of the punch list work we had the, the bollards moved if that's, I think that's what you're asking – so those are at a width that wouldn't allow a golfcart but are still ADA accessible.

Tischbein CNP – it looks like we've got it opening up in the middle of December. Are those structures going to be occupiable in December?

Logsdon Unlikely. Yeah, I think that work would continue into January. There was some delay in the block which we're still sorting out a potential second delay.

Tischbein So like pushed back in January?

Logsdon Yep, yeah, but nothing officially has been moved until we know those timelines. Yep but –

Tischbein And then it looks like, so we're not opening in December then, because it looks like if I read these correctly, substantial completion December and then final completion in May –

Logsdon Correct. The park opening was not tied to either of those dates necessarily. So, for example, with the Turkeyfoot, our substantial was actually October and our final completion was November so that project wrapped up in August but it was safe to allow people to come out to it so.

Tischbein Do you have any concerns up at Carpenter about budget and unforeseen issues with price escalations or –

Logsdon No, price points are locked in. We are working actively to identify as many credits as we can and return those to the funds. Yep, it's been a very successful project so far outside of that spring road that you might recall.

Tischbein	Second the motion to adjourn.
Barksdale	Thank you, Doug, for all the, the good questions. All right, all in favor?
All	Aye.
Barksdale	Meeting adjourned.

Kris Barksdale, President

Kimberly Lane, Secretary

Respectfully submitted,
Bonnie Black –
Welcome Center Coordinator
Zionsville Parks & Recreation–11/12/2025