



400 Lafayette Road - Noblesville, IN - 46060  
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- Park Board
- Stephen Andrews  
*President*
- Larry Roudebush  
*Vice President*
- Mark McCauley  
*Secretary*
- Dr. Judith Campbell  
*Treasurer*
- Tom Clover  
*Member*
- Robyn Pauker  
*Member*
- Susan Peterson  
*Member*
- Christopher J. Neeson  
*Attorney*

The regular meeting of the Hamilton County Parks & Recreation Board was held Monday, February 13<sup>th</sup>, 2023 at 6:00pm at the Administration Office at 400 Lafayette Road, Noblesville, IN 46060.



- Present:**
- Stephen Andrews, *President*
  - Larry Roudebush, *Vice President*
  - Dr. Judith Campbell, *Treasurer*
  - Mark McCauley, *Secretary*
  - Tom Clover, *Member*
  - Robyn Pauker, *Member*
  - Susan Peterson, *Member*

- Staff:**
- Chris Stice, *Director (Virtual)*
  - Bruce Oldham, *Deputy Director*
  - Wil Rettinger, *Park Development & Operations Strategist*

- Attorney:** Chris Neeson

- Guest:**
- Connor Sullivan, *Hamilton County Attorney*
  - Dave Tischbein, *Reynolds Construction*
  - Gisele Found, *Coxhall Guild; public*
  - David Found, *public*
  - Jackie Phillips, *public*
  - Lisa Fletcher, *public*
  - Nitin Dave, *public*

**\*\*In compliance with the directive outlined by the State Board of Accounts, the County Commissioners and County Council, the Parks Board is meeting via video conference. Physically present are: Vice President, Larry Roudebush; Secretary, Mark McCauley; Member, Stephen Andrews; and Member, Tom Clover; which meets the compliance requirements. Also, physically present representing the Parks Department are: Director, Chris Stice; Deputy Director, Bruce Oldham; and Park Development and Operations Strategist, Wil Rettinger.**

- Parks & Properties
- Bray Family Homestead Park  
1528 Sheridan Av., Noblesville
  - Cool Creek Park  
2000 E. 151st St., Carmel
  - Coxhall Gardens  
116th St & Towne Rd., Carmel
  - Geist Park  
10979 Florida Rd., Fortville
  - Lafayette Tract Park  
15796 E. Stravtown Av., Noblesville
  - Monon Trail  
From W. 216th St. to  
Lanong Rd., Sheridan
  - Morse Park & Beach  
12575 River Rd., Carmel
  - Potter's Bridge Park  
19401 N. Allisonville Rd., Noblesville
  - River Road Park  
12575 River Rd., Carmel
  - Riverwood Canoe Landing  
20814 Riverwood Av., Noblesville
  - Rookery Preserve  
25440 Scherer Avenue, Arcadia
  - Stravtown Koteewi Park  
12308 Stravtown Av., Noblesville
  - White River Campground  
11299 E. 234th St., Cicero



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A) **Call to Order** – Mr. Roudebush called the Hamilton County Parks & Recreation’s January 17<sup>th</sup>, 2023 Board meeting to order at 6:07 pm.

B) **Election of Board Officers** – Director Stice introduced Mr. Andrews as the newest member of the park board, appointed by the County Council.

Director Stice listed the current board member officers, adding that the Board President position was vacant.

Mr. Roudebush asked the Board if there were any motions for nomination for President. Dr. Campbell asked if Mr. Andrews was interested in being nominated for President. Mr. Andrews stated he would fill the role if asked by the Board.

Park Attorney Neeson asked if there was a motion to nominate a Board member for President. Mr. Roudebush made a motion to Mr. Andrews as Board President. Mr. Clover seconded.

Yea: Mr. Roudebush; Dr. Campbell; Mr. McCauley; Mr. Clover; Ms. Pauker; Ms. Peterson.

Nay: None.

Abstain: Mr. Andrews.

Motion carries.

Mr. Andrews made a motion to keep the remaining Board officers in their respective positions. Ms. Peterson seconded.

Yea: Mr. Andrews; Mr. Roudebush; Dr. Campbell; Mr. McCauley; Mr. Clover; Ms. Pauker; Ms. Peterson.

Nay: None.

Motion carries.

Director Stice acknowledged that this was the first Park Board meeting in 35 years without former Board member, Terry Prather. He added that to honor Mr. Prather’s service to the Department, there had been initial discussion regarding potential honorary opportunities.



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Mr. Andrews stated that he would like to make a motion to amend the agenda to discuss a resolution to name a park after Mr. Prather. Mr. Andrews added that he thought River Road Park would be an appropriate park as it does not have a designated name and is located in Carmel, where Mr. Prather resides.

Mr. Andrews made the motion. Mr. Clover seconded.

Dr. Campbell asked if this vote would be regarding a consideration of an honorary naming or a specific naming of River Road Park. Mr. Andrews stated that the motion was to amend the agenda to allow for further discussion. Mr. Roudebush expressed that he believed it was a great idea, adding that the dedication of a tree or bench at River Road Park would be appropriate as well.

Yea: Mr. Andrews; Mr. Roudebush; Dr. Campbell; Mr. McCauley; Mr. Clover; Ms. Pauker; Ms. Peterson.

Nay: None.

Motion carries.

C) **Approval of the December 12<sup>th</sup>, 2022 Minutes** – Mr. Roudebush made a motion to approve the minutes. Mr. McCauley seconded.

Yea: Mr. Roudebush; Dr. Campbell; Mr. McCauley; Mr. Clover; Ms. Pauker; Ms. Peterson.

Nay: None.

Abstain: Mr. Andrews.

Motion carries.

D) **Finance Report** –

1) **Approval of Payroll and Claims** – Director Stice read the finance reports. As of December 12<sup>th</sup>, 2022, there was a beginning cash balance of \$3,984,849.07. Revenue as of January 17<sup>th</sup>, 2023 is \$1,133,127.20. Payroll as of January 17<sup>th</sup>, 2023 being approved is \$123,885.04. Claims presented as of January 17<sup>th</sup>, 2023 to be approved is \$191,040.16. Encumbrances were presented as a total lump sum of \$648,994.21, representing a ledger correction. The ending cash balance as of January 17<sup>th</sup>, 2023 is \$5,452,045.28.

Director Stice stated no transfers were being presented.



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Mr. Clover made a motion to approve payroll, claims, and encumbrances as presented. Mr. McCauley seconded.

Yea: Mr. Andrews; Mr. Roudebush; Dr. Campbell; Mr. McCauley; Mr. Clover; Ms. Pauker; Ms. Peterson.

Nay: None.

Motion carries.

**E) Committee Reports –**

- 1) Foundation Update** – The Department received a signed approval for the \$375,000.00 in funding requests from the Foundation for work on and around the Williams House and garage. Director Stice stated that the Department would draw the funds from their own accounts and be reimbursed after the completion of the project by the Foundation. In order to spend the cash, the Department will need to ask for the additional appropriations from the County Council.

Director Stice made the recommendation to the Board to request the fund draw for this project from the Foundation and authorize himself to request additional appropriations for the \$375,000.00 for this project from the County Council.

Mr. Roudebush made the motion. Ms. Pauker seconded.

Yea: Mr. Andrews; Mr. Roudebush; Dr. Campbell; Mr. McCauley; Mr. Clover; Ms. Pauker; Ms. Peterson.

Nay: None.

Motion carries.

**F) Old Business – None.**

**G) New Business –**

- 1. Regulated Drain at Bishop's Park** – Hamilton County Surveyor Kent Ward has requested the Department file a petition for the Surveyor's Office to reclassify the portion of Little Cicero Creek that runs through Bishop's Park as a regulated drain. This would allow the Surveyor's Office to maintain the creek as the area upstream becomes further developed at no cost to the Department.



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Director Stice stated that a motion would be needed for the Park Board to sign and approve the petition requesting the portion of Little Cicero Creek that runs through Bishop's Park to be classified as a regulated drain.

Mr. McCauley made the motion. Mr. Andrews seconded.

Yea: Mr. Andrews; Mr. Roudebush; Dr. Campbell; Mr. McCauley; Mr. Clover; Ms. Pauker; Ms. Peterson.

Nay: None.

Motion carries.

- 2. Coxhall Cell Tower** – The Department received communication from Derek McGrew, Vice President of Cellusite, LLC., at the end of last year in regards to a potential cell tower at Coxhall Gardens. Director Stice expressed that the design of a cell towers could be customized to blend into the existing visual language of a site. The proposed height would be approximately 130 feet and Cellusite would be open to any location on the property. One potential option that was discussed was installation integrated into the proposed Coxhall Gardens Conservatory. The Department would be paid \$2,000.00 a month per provider, if accepted. Currently, Cellusite has three cell phone companies that would be interested in using the tower. Director Stice stated that the cell tower could be a potential revenue source, pending public comment and permitting if approved. Superintendent of Natural Resources Amanda Smith has been informed of this request and has no objections to a cell tower as of this Board meeting but preferred to do some research for herself.

Director Stice stated that a motion was not needed at this time. He added he was seeking Board guidance as to if this needed more discussion or needed to be dismissed.

Dr. Campbell stated that the Board had previously discussed a cell tower at Coxhall Gardens in the mid-2000s and had voted against the proposal. She expressed that she had researched cell towers in her experience on an HOA board in Wyoming. She also expressed that through her research, she believed that cell towers were harmful to vulnerable populations, including pregnant women, children, and the infirm. She stated that some European countries have laws setting minimum distances a cell tower can be placed from schools and hospitals. For the preceding reasons, Dr. Campbell expressed that she would be voting "no", regardless of the positions of the rest of the Board.



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Mr. Andrews asked what health issues developed due to cell tower exposure in Dr. Campbell's research. Dr. Campbell answered that in her research, links of cell tower exposure to attention deficit disorder, learning disabilities, birth defects, and early births. She expressed that the Board needs to weigh the health and exposure of visitors against the "pittance" that was being offered to the Department.

Director Stice asked again for the Board's direction. Mr. Roudebush expressed that he believed the ultimate decision was up to the County Commissioners and the County Council. Director Stice stated that it would be the Park Board's decision before asking the Commissioners or the Council. Mr. Roudebush stated he had no preference. Mr. McCauley stated that he would like to have Ms. Smith discuss this proposal with Dr. Campbell.

Mr. Andrews asked if there was a motion to table the discussion until next month's board meeting.

Mr. Roudebush made the motion. Mr. McCauley seconded.

Yea: Mr. Andrews; Mr. Roudebush; Mr. McCauley; Mr. Clover; Ms. Pauker; Ms. Peterson.

Nay: Dr. Campbell.

Motion carries.

Ms. Peterson asked if there were any sources that Dr. Campbell could share for the Board to review prior to next Board meeting. Dr. Campbell answered that her folder of research on the topic was in Wyoming, but she could pull some online sources for review. Ms. Peterson stated she did not want to create more work for Dr. Campbell.

Mr. Andrews asked if it would be okay for Ms. Smith to call Dr. Campbell prior to next board meeting to discuss this proposal and potential health risks. Dr. Campbell answered in the affirmative. Ms. Pauker stated that she also wanted to educate herself on this issue.

### 3. Campground

- A) **Foundation Lift Pricing** – Due to changing flood elevation maps and county ordinances, the Department needs to raise the elevation of the campground office foundation and finished floor. Beaver Materials agreed to donate 900 tons of crushed concrete material for the back fill to raise the building elevation. The Department attempted to gather cost estimates from six different contractors. The lowest and most responsive proposal was submitted by Prater & Sons for \$82,648.00. The cost includes the cost of a retaining wall, compaction of the



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crushed concrete material, pouring of the concrete floor for the office and porch, and paths and steps addressing the building.

Mr. Andrews asked how much the building elevation needed to be raised. Deputy Director Oldham answered the building elevation needed to be raised approximately 3.5' from current elevation.

Mr. Andrews asked if there was a motion to approve Prater & Sons for the foundation and concrete work at the White River Campground for \$82,648.00.

Mr. Roudebush made the motion. Mr. McCauley seconded.

Yea: Mr. Andrews; Mr. Roudebush; Dr. Campbell; Mr. McCauley; Mr. Clover; Ms. Pauker; Ms. Peterson.

Nay: None.

Motion carries.

**B) Sewer & Water BOT** – During the previous Board meeting, the Board gave Director Stice the direction to pursue more information on build-operate-transfer (BOT) projects since the project bids came in over budget. Director Stice, Park Attorney Neeson, County Commissioners Attorney Connor Sullivan, and a local BOT contractor met and discussed the possibility of using a BOT as a potential alternative. BOT projects meet the project criteria. Based on the Commissioners' resolutions and previous ordinances authorizing BOTS, Commissioners Attorney Sullivan recommended seeking a BOT for this project. Commissioners Attorney Sullivan provided the Department with project job flow documentation and legal advertisement examples for Park Attorney Neeson to review. With Park Attorney Neeson's review and approval, the Department has posted an advertisement for a request for qualifications for interested BOT operators. This request does not obligate the Department to enter into a financial contract at this time.

Either the Department or a committee created by the Board must be appointed to review the submitted qualifications to submit a recommendation. Commissioners Attorney Sullivan volunteered to be a part of the evaluation committee as he has experience in BOT projects for Hamilton County. Once a committee reviews the qualifications, the committee would submit a recommendation to the board to select an operator. A vote on the recommended operator would be held during the February Board meeting. After being approved for the project, the recommended operator would begin identifying the scope of the project. Director Stice added



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that one of the benefits is that the Department has already engineered the entire project, lowering the engineering design costs for the project. The operator would begin value engineering the project to get the project to the Department's budget of approximately \$1.7 million, which are sourced from ARPA funds.

Mr. Roudebush asked if the County was using a BOT to construct the new sewer district off of State Road 31. Director Stice answered in the affirmative. Director Stice added that Commissioner Attorney Sullivan believed this was an appropriate type of project for a BOT as it would be similar to the County's sewer district project but on a much smaller scope.

Mr. McCauley asked how long the "operate" portion of the BOT would last. Deputy Director Oldham answered that the "operate" portion is negotiable. Mr. McCauley asked if the "operate" portion of the BOT would last as long as it would take for the operator to make a profit based on their costs incurred. Director Stice answered that, to his understanding, the legal minimum of the "operate" portion of the BOT would be 24 hours. Deputy Director Oldham answered that in some BOTs, the "operate" portion could last years, in the case of the Noblesville Parking Garage.

Director Stice stated that a decision was needed on the composition of the BOT review committee. Mr. Andrews asked what composition made the most long-term sense if the Department were to use BOTs in the future. Director Stice answered that a combination of Department staff, Board members, and Commissioners Attorney Sullivan would be an appropriate composition.

Mr. Andrews asked Mr. Roudebush if he would like to be on the BOT review committee. Mr. Roudebush expressed that he didn't understand the specifics of the BOT process but would be willing to be on the BOT review committee because he understood the specifics of the construction side of the project. Mr. Clover requested to be on the BOT review committee.

Deputy Director Oldham stated that the request for qualifications were due on January 25<sup>th</sup> with a due date of January 30<sup>th</sup>, in case that were any issue for the committee.

Mr. Andrews asked who from the Department would be on the BOT review committee. Director Stice answered that he and Deputy Director Oldham would be on the review committee. Mr. Andrews asked if anyone else would like to be on the BOT review committee. Ms. Pauker requested to be on the BOT review committee.

Deputy Director Oldham asked if there was a BOT process being completed at the Hamilton County Fairgrounds. Ms. Peterson answered in the affirmative, adding that Commissioners





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Attorney Sullivan had been assisting the process. Ms. Peterson stated that she had not been involved with the specifics of the BOT process.

Mr. Andrews stated that a motion was needed to approve the BOT review committee of: Mr. Roudebush; Mr. Clover; Ms. Pauker; Director Stice; Deputy Director Oldham; and Commissioner Attorney Sullivan, with Director Stice as the Chair.

Mr. Andrews made the motion. Mr. McCauley seconded.

Yea: Mr. Andrews; Mr. Roudebush; Dr. Campbell; Mr. McCauley; Mr. Clover; Ms. Pauker; Ms. Peterson.

Nay: None.

Motion carries.

#### 4. Miscellaneous

- A) **Morse Park & Beach Pathways** – The concrete pathways outside of the Morse Park & Beach bathhouse was a project that was proposed and quoted initially towards the end of last year. This project was unable to be funded in last year's budget. The Department reached back out to the low bidder, Radial Construction, for an updated quote. Their bid of \$25,900.00 is still the lowest bid.

A motion is needed to approve Radial Construction's proposal for work on the concrete paths outside the Morse Park & Beach bathhouse.

Mr. Roudebush asked if the Department had the money set aside for this project. Director Stice answered in the affirmative.

Mr. Roudebush made the motion. Mr. McCauley seconded.

Yea: Mr. Andrews; Mr. Roudebush; Dr. Campbell; Mr. McCauley; Mr. Clover; Ms. Pauker; Ms. Peterson.

Nay: None.

Motion carries.



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- B) Year-End Reports** – Deputy Director Oldham presented the year-end reports for invasive species management, volunteers, and the White River Campground.
- C) Resolution to Rename River Road Park** – Mr. Andrews stated that he had spoken with Commissioner Steve Dillinger, Councilor Steve Nation, and Director Stice about honoring former Board member Terry Prather for his 35 years of public service. Commissioner Dillinger and Councilor Nation are interested in naming something after Mr. Prather. Director Stice and Mr. Andrews had considered the potential of renaming River Road Park in Mr. Prather’s honor. The Commissioners are in charge of the renaming of park land. A resolution from the Park Board has been requested by the Commissioners to name River Road Park in honor of Mr. Prather.

Director Stice informed the Board that Mr. Prather assisted in the construction of the ball fields at River Road Park and was a leader with the Carmel Dads’ Club, who operate the fields. Mr. Andrews added that Mr. Prather, along with Bob Campbell, were primary influencers in helping the Department acquire the land.

Mr. Andrews asked for a motion to form a resolution to submit to the Commissioners requesting to rename River Road Park in honor of Mr. Terry Prather.

Mr. Roudebush made the motion. Dr. Campbell seconded.

Mr. McCauley asked if a new name was needed at this time. Mr. Andrews answered that only a recommendation to rename the park was needed at this time. Director Stice added that Resource Development Specialist Don Nicholls would be available to assist in the renaming of the park.

Mr. Andrews asked if Park Attorney Neeson would draft the resolution. Park Attorney Neeson answered in the affirmative. Director Stice stated that he would provide sample resolutions to Park Attorney Neeson.

Yea: Mr. Andrews; Mr. Roudebush; Dr. Campbell; Mr. McCauley; Mr. Clover; Ms. Pauker; Ms. Peterson.

Nay: None.

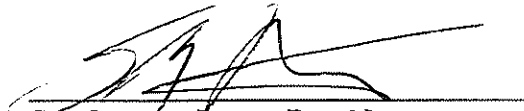
Motion carries.

- H) Director’s Report** – Director Stice welcomed Mr. Andrews to the Park Board.



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- I) **Deputy Director's Report** – None.
- J) **Additions/Announcements** – None.
- K) **Other** – None.
- L) **Adjournment** – Mr. Roudebush made a motion to adjourn. Mr. Clover seconded. Motion carries. Hamilton County Parks & Recreation's January 17<sup>th</sup>, 2023 Board meeting is adjourned at 6:52 pm.

  
\_\_\_\_\_  
Stephen Andrews, President

  
\_\_\_\_\_  
Mark McCauley, Secretary