



400 Lafayette Road - Noblesville, IN - 46060
317.770.4400 - fax: 317.896.3528
www.myhamiltoncountyparks.com

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
Chris Neeson
Attorney

The regular meeting of the Hamilton County Parks & Recreation Board was held Monday, April 17th, 2023, at 6:00 pm at the Administration Office at 400 Lafayette Road, Noblesville, IN 46060.



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

Staff: Chris Stice, *Director*
Bruce Oldham, *Deputy Director*
Wil Rettinger, *Park Development & Operations Strategist*
Carrie Melillo, *Community Engagement & Communications Manager* (Virtual)

Attorney: Chris Neeson

Guest(s): Mike Jenkins, *public*

Park Staff

B. Christopher Stice
Director
Bruce Oldham
Deputy Director
Jaymee Ayers
Office Manager
Amanda Smith
*Superintendent of
Natural Resources & Education*
Chandler Bryant
Regional Parks Operations Manager
Andy Kingsley
Coxhall Gardens Park Manager
Kyle Stocks
Facilities & Grounds Manager
Don Nicholls
Resource Development Specialist
Christopher Gullion
Events Coordinator

****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: President, Stephen Andrews; Vice President, Larry Roudebush; Secretary, Mark McCauley; 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.**



400 Lafayette Road - Noblesville, IN - 46060
317.770.4400 - fax: 317.896.3528
www.myhamiltoncountyparks.com

A.) Call to Order:

Mr. Roudebush called the Hamilton County Parks & Recreation's April 17th, 2023 Board meeting to order at 6:06 pm.

B.) Approval of March 20th, 2023, Minutes:

Mr. Roudebush made a motion to approve the minutes. Mr. McCauley seconded.

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

Nay: None.

Absent: Ms. Peterson

Motion carries.

Mr. Clover made a motion to amend the agenda to accommodate any public comments. Mr. Roudebush seconded.

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

Nay: None.

Motion carries.

C.) Public Comments (Amended):

Mr. Andrews opened the floor to public comment, requesting all that spoke to state their name and address for the record.

Mike Jenkins – 25950 Scherer Avenue, Arcadia, IN 46030



400 Lafayette Road - Noblesville, IN - 46060
317.770.4400 - fax: 317.896.3528
www.myhamiltoncountyparks.com

Mr. Jenkins praised Hamilton County for their parks system. He lives near the Rookery Preserve and is concerned about the nearby housing development by Arbor Homes. Specifically, Mr. Jenkins is worried that the drainage from the proposed ponds could cause harm to the ecosystem at the Rookery Preserve.

Mr. Jenkins wrote a letter to the board, and it was read out loud by Mr. Andrews:

“My question relates to the effect that proposed pond runoff (three ponds) from the projected Arcadia housing development by Arbor Homes will have on the Rookery Preserve at Scherer Ave. and 256 Street. From a recent County history of the purchase of the Rookery in 2011, It notes a conservation easement protects the conservation rights of the property long-term and includes regulations against certain types of activity or infrastructure within the easement’s boundaries. Will there be an environmental study regarding this housing project’s effect on the rookery?”

Mr. Clover explained that drainage plan would have been approved by Arcadia prior to development. He stated that Hamilton County Parks would likely have no input in the matter unless it would cause the Rookery to flood.

Mr. Jenkins clarified his concerns that the quality of the water being drained to the Rookery would cause a decrease in the bird population on the preserve. Without the birds, the property would no longer be a rookery. He also stated that there were schools, farmlands, and roadways that may be affected by project. He does not believe that there is an adequate plan to mitigate the drainage cause by the ponds.

After deliberation, the Board concluded that Mr. Jenkins is correct in that the Department should have a stake in the issue. It was made clear, however, that the board was only concerned with the possible impact on the birds at the rookery. After some deliberation, the Board will revisit the issue at the next Board meeting. The Board stated that they should be in communication with the County Surveyor and the Drainage Board about the issue. Some research on how drainage runoff could affect the birds at the Rookery Preserve will be done by the Park.



400 Lafayette Road - Noblesville, IN - 46060
317.770.4400 - fax: 317.896.3528
www.myhamiltoncountyparks.com

D.) Finance Report:

1.) Approval of Payroll and Claims

Director Stice read the finance reports. As of March 20th, 2023, there was a beginning cash balance of \$5,452,045.28. Revenue as of April 17th, 2023 was \$41,369.21. Payroll as of April 17th, 2023 being approved was \$251,059.61. Claims presented as of April 17th, 2023 to be approved was \$231,905.80. The ending cash balance as of April 17th, 2023 was \$3,630,832.09.

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

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

Nay: None.

Motion carries.

F.) Committee Reports:

1.) Foundation Update

Director Stice stated that he had sent a Venn diagram outlining roles and expectations for the Coxhall Conservatory project to the Friends of Hamilton County Parks, Inc. Also submitted were the Ritz Charles and Coxhall Gardens sponsorship guidelines and history. Also submitted was a facility use permit form to be completed by the Foundation when requesting a sponsored event. Director Stice stated all documents are working documents and are being reviewed by the Foundation.

Director Stice stated that Foundation Executive Director April Williams requested a delay in implementing the Coxhall Gardens sponsorship requirements. Director Stice stated that he was okay with a delay in implementing these requirements if it was supported by the Board. The Board had no objections.



400 Lafayette Road - Noblesville, IN - 46060
317.770.4400 - fax: 317.896.3528
www.myhamiltoncountyparks.com

G.) Old Business:

1.) Project Updates

a.) White River Campground Office

Deputy Director Oldham stated that the office was being erected, including the metal siding, windows, and doors. Department staff has begun wrapping the auxiliary buildings in cedar and painting the exterior of all the buildings to match the Campground Office. Once the contractor finishes the exterior of the office, Department staff will begin constructing the interior of the building. Mr. Roudebush and Mr. Clover visited the worksite last week and stated that the building looked nice.

b.) Steven R. Nation Trail

Deputy Director Oldham stated that the ribbon cutting for the Steven R. Nation Trail was scheduled for May 9th at 10:30 am. The Hamilton County Highway Department is hosting the event. All Board members are invited and encouraged to attend. Interested Board members should let Deputy Director Oldham know if they will be attending. Mr. Andrews, Mr. Roudebush, and Dr. Campbell stated that they would be in attendance.

c.) Morse Beach Softball Scoreboards

Deputy Director Oldham stated new scoreboards had been installed at the Morse Beach softball fields. Opening Day was scheduled for today but was likely postponed due to weather.

Mr. Roudebush asked if the Department and Board were aware that a new housing development was scheduled to commence behind the row of houses near the softball fields. Director Stice asked if the area in question was the farmed field adjacent to the softball fields. Mr. Roudebush answered in the negative, saying that it was the area behind the row of houses off 196th Street on the other side of the farmed field. He added that between 74 and 84 new houses were to be constructed.



400 Lafayette Road - Noblesville, IN - 46060
317.770.4400 - fax: 317.896.3528
www.myhamiltoncountyparks.com

d.) Prather Park

Deputy Director Oldham stated that the Department is currently working on the new signage for Prather Park. The timeline for the signage will dictate the timeline of going public with the new name.

e.) Morse Beach Shower House

Deputy Director Oldham stated that all tiling and flooring is completed. The stall partitions were delivered recently and will be installed soon. Director Stice expressed that he was pleased the restrooms at the bathhouse were going to go from “the worst” to “the best” in the park system.

f.) Strawtown Koteewi Park Archery Facility

Deputy Director Oldham stated that he and Director Stice met with Tony Girt, archery facility operator, to discuss grant availability for an indoor shooting facility. Discussion on this amenity has been occurring for years. Potential grant opportunities have been identified. Further research is still needed but the Department may seek these opportunities in the coming year, pending Board approval.

Mr. Andrews asked where this indoor facility would be constructed. Director Stice answered that the Department still needs to determine the best location for the indoor facility, but it could possibly involve taking out some of the short-range area.

Director Stice added that he understood there could be potential grant opportunities with a 90-10% match for a facility of this nature. Director Stice concluded by saying the Department is still trying to understand what is realistic and what is not before bringing action to the Board.

g.) Osprey Pointe Pavilion Acoustics

Deputy Director Oldham stated that the Department has met with several vendors in the last week to add acoustic paneling to the ceiling of Osprey Pointe Pavilion. Last year, the Department added vinyl flooring to the facility,



400 Lafayette Road - Noblesville, IN - 46060
317.770.4400 - fax: 317.896.3528
www.myhamiltoncountyparks.com

which increased the acoustic reverberation of the facility. The Department has received feedback from the public that the facility gets louder than what is comfortable easily.

h.) Coxhall Centerpiece Fountain

Deputy Director Oldham stated that he, Director Stice, and Department staff met with Mr. Fansler of Smock Fansler, who completed an evaluation of the Centerpiece fountain. Mr. Fansler is now researching changes the Department can make to limit the amount of money spent.

Mr. Andrews asked what was wrong with the Centerpiece fountains. Director Stice answered that an easier question to answer would be "What is not wrong with the Centerpiece fountains?". Mr. Andrews asked if this was due to poor construction or due to amenity age. Director Stice answered that it was mostly age. Deputy Director Oldham added that the amenity was nearly 20 years old and required a new pit, guts, pumps, filters, and computer controls. The Department is looking at all possible options for the amenity.

Mr. Andrews expressed that this could be a \$2 million project. Deputy Director Oldham responded that \$2 million could be on the lower end. Director Stice stated that once the Department gets more available funding a Board or committee meeting would need to be held with Mr. Fansler to discuss realistic outcomes. Director Stice also expressed that the amenity needed to be assessed both on a short-term basis and a long-term basis. Mr. Andrews expressed that because it was such a popular amenity, it was incumbent upon the Department and Board to pick the best course of action. Director Stice stated that the project could be funded through Cox funds in the future, which would require gathering the appropriate Foundation board members to look at, discuss, and review the future of the amenity.

i.) Trail Safety Committee Meeting

Deputy Director Oldham stated that the trail safety committee met last Friday to discuss options of the Strawtown Koteewi Park trails based off the discussion brought up by a member of the public at the March Board meeting. The committee has some action items including further research of signage



400 Lafayette Road - Noblesville, IN - 46060
317.770.4400 - fax: 317.896.3528
www.myhamiltoncountyparks.com

and educational opportunities. The committee will meet in the future as data from the trail counter at the park begins to accumulate information.

j.) Williams House Renovation

Deputy Director Oldham stated that Ball State University would be bringing several classes out to the facility to conduct a paint study in May. They will attempt to figure out all the different paint colors used on this house, including the original.

Director Stice stated that the Department is anticipating a check from the Foundation. It had been mailed early last week. The check will be in hand before the Department requests additional appropriations from the County Council.

2.) White River Campground Utility BOT

Director Stice stated that the County Council requested that the \$1 million dollar request be funded through the ARPA committee at the council's last meeting. The ARPA committee meeting has been scheduled for April 24th. Director Stice and Mr. Tischbein of Reynold Construction will be in attendance for the question-and-answer period of that meeting. Director Stice stated that other Department heads were impressed with how quickly and easily additional funding had been secured for this project.

H.) New Business:

1.) Security Systems

Deputy Director Oldham stated that the Department had previously updated the Board on the sunseting of 3G technology and the impact this would have on the Department's security system. The new updates would include switching facilities to Brivo access control panels, upgrading the alarm.com systems at the most significant facilities, a new White River Campground access control and surveillance deployment plan for the office, possible upgrades for monitoring the Steve Nation Trail, and a Cool Creek Maintenance Building access control and surveillance



400 Lafayette Road - Noblesville, IN - 46060
317.770.4400 - fax: 317.896.3528
www.myhamiltoncountyparks.com

upgrade. The Department's recommendation is to authorize the Department to finalize all the details and move forward with final approval of the updated Department-wide access and security systems.

Mr. Andrews asked what happens to facilities during a power outage Deputy Director Oldham answered that all facility doors remain locked during a power outage. Director Stice added that Department staff has physical keys to access facilities during a power outage.

Mr. McCauley asked if a motion was needed. Mr. Andrews answered in the affirmative.

Mr. McCauley made the motion to approve the Department's recommendation. Mr. Roudebush seconded.

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

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

Nay: None.

2.) Strawtown Koteewi Park Equestrian RFP

Director Stice stated that the Equestrian Facility RFP had been sent out to the public. Six interested parties requested a copy of the RFP, four interested parties attended the pre-proposal meeting, and one interested party submitted a proposal prior to the deadline. Director Stice and Deputy Director Oldham reviewed the submitted proposal by H&H Stables prior to the Board meeting and did not find any glaring issues in the proposal. The proposal appeared to mirror the activities being conducted by K-Trails, the previous vendor. The proposal all seemed to indicate that the Department may be receiving more funds than they had with K-Trails. H&H Stables was interested in signing the agreement quickly to be operational as soon as possible.

Mr. Roudebush asked if H&H Stables was the vendor that Director Stice had been in early conversations with. Director Stice answered in the affirmative.



400 Lafayette Road - Noblesville, IN - 46060
317.770.4400 - fax: 317.896.3528
www.myhamiltoncountyparks.com

Mr. Andrews asked if K-Trails had completely moved out of the facility. Deputy Director Oldham answered in the negative, adding that they had been working on removing their items. Director Stice added that their deadline to vacate the facility was Wednesday, April 26th. Deputy Director Oldham stated that utilities have been transferred into the Department's name in the interim.

Mr. Roudebush and Mr. Clover expressed that they believed the proposal received had a greater width of services than what K-Trails provided. Director Stice stated that K-Trails paid \$50.00 a month for the use of the facility. H&H Stables' proposal will pay rent through the profits of an on-site vending machine at the facility for the first year, \$200.00 per month in the second year, and \$300.00 per month in the third year. In all subsequent years, profit will be split 50/50 with the Department after the vendor has made \$100,000.00 in profit. Director Stice expressed his belief that the Department would receive more money from the on-site vending machine in rent than the K-Trails paid.

Director Stice made the recommendation for the Board to approve the Department to negotiate the terms of the contract with H&H Stables based on their current proposals, pending final attorney approval.

Mr. Roudebush expressed that he did not want the financial ask from the Department to be so great that the new vendor would be unable to provide a quality service for the public. Director Stice stated that he expressed that sentiment in the pre-proposal meeting with the interested parties. Mr. Roudebush stated that, if it came to it, he would rather the Department receive no compensation than receive compensation and the vendor close operations. Director Stice restated what he expressed at the pre-proposal meeting, adding that this partnership needed to be forged with long-term success in mind. Mr. Roudebush expressed his belief that the Department is here to provide a service, not to turn a profit.

Mr. Andrews asked if H&H Stables' public rates for services were commiserate with K-Trails' rates. Deputy Director Oldham answered that the rates were similar. Mr. Andrews stated that the rates provided in the proposal seemed reasonable.

Mr. Andrews asked if H&H Stables had any concerns with the pending contract amendments regarding background checks, hiring process, and financial transparency. Deputy Director Oldham answered that the Department made it clear those amendments would be in the future contract.



400 Lafayette Road - Noblesville, IN - 46060
317.770.4400 - fax: 317.896.3528
www.myhamiltoncountyparks.com

Mr. Clover asked if the Department had any feedback from prospective vendors on why only one proposal was received. Mr. Roudebush answered that it was common to only receive one proposal. Deputy Director Oldham added that the cost of maintaining horses is intensive.

Mr. Roudebush made the motion for Director Stice and Deputy Director Oldham to negotiate the terms of the contract with H&H Stables, pending final attorney approval. Mr. Clover seconded.

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

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

Nay: None.

Director Stice stated that K-Trails had issued a final statement on their closure and future transition. The statement had been posted to the K-Trails website.

I.) Director's Report:

None.

J.) Deputy Director's Report:

None.

K.) Additions and Announcements:

Dr. Campbell stated that the design committee for the Coxhall Conservatory met. Members of the design committee were assigned responsibilities. Dr. Campbell will be in charge of setting up a tour at Butler University with the group that includes Director Stice, Ms. Peterson, Ms. Pauker, Sam from Cripe Engineering, and Mr. Kingsley.



400 Lafayette Road - Noblesville, IN - 46060
317.770.4400 - fax: 317.896.3528
www.myhamiltoncountyparks.com

Mr. Andrews stated that he, Dr. Campbell, Mr. Roudebush, and Deputy Director Oldham had discussed the parking issues at the Administration Office. Mr. Andrews stated that Mr. Roudebush would discuss these issues with the County to see if they would put additional parking behind and in front of the building. Mr. Clover expressed that that was a good idea.

L.) Adjournment:

Mr. Roudebush made a motion to adjourn. Mr. Clover seconded. Motion carries. Hamilton County Parks & Recreation's April 17th, 2023 Board meeting is adjourned at 6:55 pm.

Hamilton County Parks & Recreation Board

Approved

/S/ Larry Roudebush
Larry Roudebush, Vice President

/S/ Mark McCauley
Mark McCauley, Secretary

Date: 5/15/23