

# McCordsville

ESTD  1988

## INDIANA

### **Parks and Recreation Board Meeting Monday March 13, 2023**

**Present:** Kim Pearson, Branden Williams, Catherine Witsman, Justin Bastin, Mary Harmon

**Absent:** Susie Highley

**Also Present:** Tim Gropp, Ryan Crum via Zoom, Mark Carson from Boulder Designs, Fred Preazo from Context Designs

#### **Approval of Meeting Minutes**

The November 2022 and January 2023 meeting minutes were unable to be approved due to attendance.

#### **Public Comment**

Mark Carson from Boulder Designs presented services that they offered and distributed brochures. Boulder Designs custom create boulders with designs such as logos, text, and images on them in hopes that they could be of service at any town buildings or parks as signage in the future. The boulders could be used for addresses, park benches, ballparks, markers on trails, logos, etc.

#### **Old Business –**

##### **Central Green Concept Plan at McCord Square**

Mr. Preazo presented conceptual maps of Central Green at McCord Square, which would be built within three phases. There is no full cost amount for this project currently as these ideas are just conceptual and dependent on funding.

Phase One is the middle area of the design. It shows a concept of an event or plaza space that spills into a roadway which could be closed off during events. Temporary stages could be simple yet useful and be centered in front of the possible future Town Hall. This would also serve to slow traffic. There are two buildings portrayed in this phase which could be used as event storage, a community room, restrooms and/or concession area. This area could be used for farmers markets, craft fairs and other events. It would have electrical outlets under planter beds for tents, food, etc.

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Phase Two is the northern portion of the project and would be considered a play zone. It will be recreational with both passive and active recreation play areas, picnic areas, etc. In the center of this phase, there may be water features such as water jets that are set flush with grade that would shoot a foot or two in the air. This would be a lower maintenance water feature and they can be lit at night and set to a dancing mode on timers.

Trails, seating areas and a low laying water feature such as a wading river are possibilities. Synthetic yet natural looking stones to climb (such as seen at Hamilton Town Center) may be incorporated as well.

A concept called an "ice ribbon" is also shown on the map, which is a trail that winds through the landscape and can be frozen for ice skating and it can also convert back to the concrete base to become a walking trail. Parts of the ice ribbon could be blocked off for private events, while still leaving the other half open for public use. There will be removable side panel walls installed along the ice ribbon path for safety. A building on the southern part of this phase could house ice-skate rentals, lockers, and concessions.

This phase would be lushly planted with many natural trees, shrubs, plants, etc.

Phase Three is the southernmost area of the project and has a proposed amphitheater with a large, gently sloped grassy area for the public to enjoy concerts. There would be a possibility of a water jet feature in the center that could be turned off during events. The amphitheater stage would face north to project sound away from southern buildings and neighborhoods. The edges of this phase would be heavily planted and lush. At the north end, there is a proposed building (seen on Phase One) that could house restrooms concession area and/or a covered shelter space. A shelter house could provide community space for the parks, library, and schools as a classroom space.

Lighting for the full project will be considered for safety and security. It can be adjusted and on timers or motion sensors. Special event lighting will be considered as well.

Funding for the Central Green Concept may utilize grants, park bonds and possibly TIF monies. The timeline for this full project is unclear and is dependent upon the funding timelines.

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### **New Business -**

#### **Rental Ordinance Amendments – Review and Recommendations**

Mr. Gropp explained the status of the rental fees and rental procedures of the community room, park shelters and the baseball field at Old School Park. There have been many instances where these amenities have been damaged and left in disrepair after parties. With the town recently upgrading technology, it is best to protect the new assets and restrict usage of the community room to professional use only such as HOA meetings, seminars, town events and community meetings such as Scouts. Mr. Gropp suggested increasing the rental fee of the community room, park shelters and the ballfield to help cover the fees such as waste removal, restroom facilities and general maintenance. There would be different amounts for residents and non-residents. Discussion was had to change the name of the Community Room to Meeting Room. Raincheck and cancellation policies were also discussed.

#### **Park Impact Fee Update – Discussion Only**

Mr. Crum gave a brief overview of the PIF study conducted by Lehman & Lehman. He explained the Residential Growth Projections over a 10-year period. In ten years, the estimated population growth is about 11,000 residents, which is double present-day population. The needs and demands of the community from now until then were discussed.

#### **Park Impact Fee Update – Invoice**

Ms. Witsman motioned to pay the Lehman & Lehman invoice #23-007 in the amount of \$6,720.00. Mr. Bastin seconded and passed 5/0.

#### **Haven Ponds Proposal**

Mr. Crum and Mr. Gropp presented maps of a proposition of land acquisition for park use at the Haven Ponds development. The plot of land to the east of Haven Ponds cannot be used by the developer due to easements. The conceptual landscape plan showcases that there would be grasses, shrubs, trees, and a trail. The trail would bridge connectivity and head south through the neighborhood and there would be room for a playground or bocce ball. The Town would acquire 20 acres of easement land as public property in exchange for Park Impact Fee credits. This would help cure deficiencies in park land, add miles of trail and could possibly trailhead to the north west for parking, restrooms, etc. This project would be built by Arbor and maintained by the Town of McCordsville.

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There is no formal agreement at this time, however Mr. Gropp and Mr. Crum wanted to be sure that the board members agreed to this possible acquisition before proceeding. The board approved.

### **Town Council Liaison Report**

**Next Meeting** – May 8, 2023 at 6:00pm

### **Adjourn**

The motion to adjourn was made by Mr. Bastin. Ms. Harmon seconded and passed 5/0.

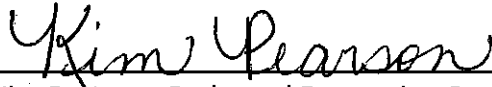
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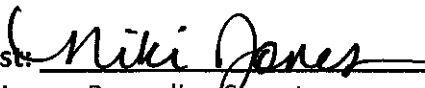
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### Minutes Approval

These March 13th, 2023 Parks and Recreation Board Meeting minutes approved this 8th day of May 2023.

  
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Kim Pearson, Parks and Recreation Board President

Attest:   
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Niki Jones, Recording Secretary