



Board of Park Commissioners  
Work Session  
Minutes

Thursday, April 20, 2017  
Room  
4:00 – 5:32 p.m.

Parks & Recreation Conference  
401 N. Morton, Suite 250

**CALL TO ORDER**

The meeting was called to order by Ms. Kathleen Mills at 4:00 p.m.

**Board Present:** Kathleen Mills, Joe Hoffman, and Darcie Fawcett

**Staff Present:** Paula McDevitt, Becky Higgins, Dave Williams, John Turnbull, and Kim Clapp

**I. 2017 Bond Project List**

*Mr. John Turnbull, Sports Division Director, reviewed 2017 Bond Project list for the sports division:*

1. The first phase of sealing the Twin Lakes Recreations Center building will be presented to the Board of Park Commissioners at the April 25, 2017 meeting. Water leaks have developed and without the proper maintenance and repair, the building could sustain damage.
2. The design phase of the Frank Southern Center bathroom rehabilitation was approved by the Park Board, and has been awarded to Cripe Architects. These facilities are the original restrooms and require renovations.
3. The original bleachers at Frank Southern Ice Arena are in need of replacement. The installation of telescopic bleachers has been approved by the Board of Park Commissioners. The new replacement bleachers have been ordered and installation will be completed by fall 2017.
4. To provide adequate protection to lifeguards, replacement umbrellas have been ordered for Mills Pool.
5. The bluegrass on the Cascades fairways will be replaced with Zoysia grass. The replacement of the turf will begin in the fall of 2017. Zoysia is a hardy grass that requires less water and chokes out weeds.
6. The asphalt at Winslow on the junior side entrance, is broken, uneven and extremely rough. This project has been moved from 2019, and will begin in the fall 2017. The asphalt will be replaced with concrete, giving a better look and smoother finish.
7. The fencing around the maintenance areas at Twin Lakes Sports Park and Winslow Sports Park will begin this week. The fence will block the view of maintenance equipment and will help secure the equipment.
8. The project for replacing the original irrigation system at Winslow Park is underway.
9. The installation of shade canopies, at Lower Cascades Park Ballfields, will begin on April 21, 2017.
10. Bruce Tabor is in the beginning design phase of the Clubhouse renovations at Cascades Golf Course. The

clubhouse was built in the 1950's. Renovation of the site will not impede business at the golf course. Green fees, cart rental and season passes will continue as normal. The only possible impact, could be the sales at concessions and the Pro shop. There is no need for the replacement of fairway turf to coincide with the renovations of the clubhouse.

Mr. Turnbull stated the garage doors and external doors at Frank Southern Ice Arena are in need of replacement. The doors no longer seal properly, causing a waste in energy, and a higher cost to heat and cool the building. This project was not included in the original Park Bond Project list, staff would like to make the Board aware of this situation.

Ms. Paula McDevitt, Administrator, due to the savings with other Park Bond projects, there is a possibility this new project could be added to the Bond Project list. At this time, the Department is working closely with the Controller's Office on this issue and will keep the Board informed of any new developments.

The Board inquired if the Department was aware of plans for an ice arena to be built in Greenwood? Does staff feel this would impact the business of Frank Southern Ice Arena?

Mr. Turnbull stated the ice arena at Perry Park has not created no significant impact to FSC. Therefore, staff believes a facility at Greenwood, is still far enough away not to prevent a major impact.

Mr. Dave Williams Operations Director reviewed additional Park Bond Projects

1. The Phase Three of the Cascades Trail is a TIF project and will go from the Clubhouse & Kinser to Northwood. Due to the cost, the final phase connecting with Millers Shower Park will occur at a much late date.
2. The restroom renovation at Alison Jukebox Community Center and Building & Trades Park are completed.
3. Roof replacement at Banneker Center and Rosehill Cemetery will be in 2017.
4. The Department is looking at acquiring the Monastery property at Lower Cascades Park. This will be presented to the Park Board at the April 2017 meeting.
5. In 2018, Crestmont Park will receive a major facelift. Due to the possibility of President Trump cutting the CBDG Grants from the budget, the extent of this project is undecided. The amount of \$110,000 was allocated to the project from these Grant funds. Staff will continue to monitor savings from other projects and look for other ways to meet the cost of the original renovation plans.
6. The rehabilitation of the north and south loop trails at RCA Park are included in the 2018 list of projects.
7. In 2019, Bryan Park fitness trail is scheduled to be resurfaced, as well as resurfacing and widening the stream trail.
8. Olcott Park is 20 years old, and will be receiving some much need maintenance in 2019.
9. The 2019 project list, includes the installation of a waterline and drinking fountain at Park Ridge Park.
10. Due to numerous request, changes to the bike wall at People's Park will be considered.
11. In 2019, from the TIF Project list, the stone wall at Seminary Park will be updated.
12. In 2020, B-Line Extension.

13. The fitness stations at Bryan Park and Winslow Park will be replaced in 2020.
14. A green waste yard will be established at Lower Cascades Park in 2020. This will help lower the cost of wood waste hauled away.
15. At Lower Cascades Park, in 2020 the creek wall will receive erosion rehabilitation.
16. The 2020 list of projects will include, an accessible pathway from the waterfall shelter houses to the water falls at Lower Cascade Park.
17. An accessible fishing pier that will be added to Griffy Lake in 2020.
18. In 2020, the ground in front of stage at Waldron/Hill/Buskirk Park will be replaced with hardscape, the stairs will be removed or reconstructed.
19. In 2020, the City Bond will provide funds for Phase Two of the Jackson Creek Trail. This will include a side path -Roundabout to Southeast Park and Multi-Use Trail-Sherwood Oaks Park to Rhorer Rd.

The Board informed staff, the City Master Plan will include Pocket Parks, small parks with few amenities that serve a neighborhood.

## **II. Switchyard Park Update**

*Mr. Dave Williams Operations Director provided an update to the Switchyard Park*

1. The project is in the Design Development Phase, which determines the specific details for each item included in the park. Staff is in daily communications with the design team.
2. One existing building will remain for maintenance at the Rogers Street entrance. There will be 250 parking spaces in this location.
3. The building at Grimes Lane will be renovated and converted to a Police Sub-station. Providing a permanent precinct that will provide surveillance of the park. Possible funds from the Public Safety Tax could help fund the building renovations. This building will house 2 unisex restrooms. This location will contain 115 parking spaces, five of which will be allocated to the Police Sub-Station. Attractions located in this area are; basketball courts, bocce ball courts, pickleball courts, the fitness station and gardens in this area have been expanded. The design team is working with a local group to finalize the skate park design.
4. The City Utilities project will begin shortly, with the project being completed by year end.
5. To provide water views for park users and to help mitigate wetland loss, the underground stream will be opened in two areas.
6. The stage will sit on a 6 acre site, with the ability to host two events simultaneously. Features added to the stage are; staff restrooms, storage area and equipment ramp.
7. At this time there are no specific designs to the dog park.
8. The entrance from Walnut Street will have 44 parking spaces. The Department is aware of the need for an easier way to turn left when exiting this area. Staff has been in communications with Planning and Transportation. One possible solution would be creating an exit from South College Ave. to Hillside.
9. The splash pad will have shooting vertical columns of water that can be turned off with the site become an additional hardscape area.
10. Playground will contain a 28' climbing net, hillside slide, climbing boulders, group link net, shaded seating, inclusion carousel, and swings of different types. One swing known as a seagull swing, allows a child of special needs to sit in one swing seat and it automatically swings by the movement and pumping of the child in the other seat. The entire area will be a rubber surface site. The designing of the playground is 75percent complete.
11. The pavilion roofline has changed, dormers have been added to break up the area. The pitch has been changed to allow a 10' overhang. The pavilion will be 65,000 square feet and include a heated concrete

floor. The facility will be available for public rental year round.

12. A large plaza will be alongside of the pavilion, with the intention of allowing food trucks and pop-up-tents at events.
13. Other items to note, there will be a large budget for the remediation of soil, looking at obtaining soil from different locations. Possible Lake Lemon from the dredging of the lake, and from building contractors. All dirt used will require proof it is clean soil. Looking at gateways, containing railway artifacts, interpretive signage and \$40,000 of public art. Project to bid February/March of 2018 with contract awarded in May of 2018.

The Board inquired if public WIFI would be available and the possibility of having a large video screen. Recommended contacting the media school for possible partnership in this endeavor. The video screen would provide the opportunity to broadcast sports and theater. When programing was not airing, system could be used as an interactive form of entertainment to park users. Giving them the opportunity to take pictures in the park and post them onto the large screen.

Ms. McDevitt stated IU is looking for additional ways of connecting with the community and the large screen could provide the connections.

Ms. McDevitt stated during a Switchyard Park Fund Raising meeting with the Parks Foundation. It was discussed donors are leaning towards digital donation walls verses the old type of brick donation.

### **III. 1901 South Rogers Land Donation**

*Ms. Paula McDevitt, Administrator presented information regarding the donation of 1901 South Rogers Street*

Southeastern Indiana Housing under the Bloomington Housing Authority has reached out to BPRD on the possibility of gifting or leasing the property at 1901 South Rogers Street. This site is adjacent to what will be the main entrance of the Switchyard Park. The organization would like to develop the site into affordable housing for 55+. The plan is for two, three story buildings to be constructed and will include 15 parking spaces.

Impact on the Switchyard Park would be loss of area intended for storage of maintenance equipment, possibility of apartment parking spilling over into the Switchyard parking lot.

Parks has been in communications with Legal Department on this issue and the necessary steps that would be needed. Possible funding for this project will not be available until next year. The Department will keep the Board informed of any further developments with this project.

### **ADJOURNMENT**

Meeting adjourned at 5:30 p.m.

Respectfully Submitted,



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Kim Clapp,  
Secretary Board of Park Commissioners