

Minutes
Parks, Recreation and Beautification Council
February 1, 2017 at 7:00 PM

Town Hall Council Chamber
6570 East US Highway 36
Avon, Indiana 46123

1. Roll Call: Bill Reed, Pat Tutsie, Jennifer Thompson, and Louise Watkins were present. Others present included Ryan Cannon, Beverly Austin, and Britt Woodard.
2. Public Comment: None.
3. Introduction and Explanation of PRBC Roles
 - a. Ryan Cannon suggested that staff and Council members make introductions. New member Jennifer Thompson has a background in Wildlife Biology from IU, and is very excited to be part of the Council.
4. Election of Officers – President, Vice President and Secretary
 - a. Because only 4/7 members were present, the Council decided to postpone elections until the next meeting.
5. Minutes Approval – November 2, 2016
 - a. Because only 4/7 members were present, the Council decided to postpone approval of minutes until the next meeting.
6. Approval of 2017 Meeting schedule
 - a. Bill Reed motioned to approve the 2017 schedule. Louise Watkins seconded the motion. The 2017 meeting schedule was approved 4-0.
 - b. The Council will continue to meet on a bimonthly basis unless additional meetings are needed.
7. Old Business
 - Park Land Purchase – update and discussion (led by Ryan Cannon)
 - a. RIF Fund
 - i. Currently contains about \$900,000, of which ~\$660,000 has been earmarked for trails in 2017, leaving \$300,000 to acquire land if we can resolve current deficiencies
 - ii. The Town is looking to acquire the Donovan and Utterback properties¹ as part of the White Lick Creek Trail (phases 2B and 4) using Food and Beverage funds. This would resolve current deficiencies, allowing the Town to access RIF cash for land.

¹ The Trail will bisect their properties, so both owners have approached the Town about purchasing half the property instead of just the easement. Both have agreed to sell at the appraised value of \$6,500/acre.

- b. Burnett Property
 - i. Owner has approached the Town about purchasing 14.24 acre property on a multi-year payment plan at assessed value.
 - ii. Approximately 4-5 acres are usable space. Town could put in a trail along 100S, connecting to Burnett Woods
 - iii. Pat asked if this purchase would eliminate the existing land deficiency. Ryan responded that the Utterback/Donovan acquisition would eliminate deficiencies, so this purchase could be made using RIF funds.

- c. Gibbs
 - i. Hendricks County owns ~70% of the property, and has about \$300,000 left in payments over next 3 years. County has approached the Town about taking over payments and acquiring land.
 - ii. Jennifer asked Ryan what the land looks like now. Ryan responded that it has woods, some creeks/streams, and some agricultural land. Pat added that the current conditions lend themselves to a formal park, as well as nature trails.
 - iii. Ryan mentioned that the acquisition of the Gibbs property is still in the earliest stages of consideration, but that it would allow the Town to purchase 100+ acres at about \$4,000/acre. Unlike other recent proposed park properties, this would leave the Town with the cash to develop the land once acquired. He will present this proposal on 2/11/17 to the Town Council.
 - iv. Ryan mentioned that, in the past, the Town Council has been hesitant to acquire Gibbs because it is in a remote location relative to the Town center. Pat and Jennifer both stated that the Town is growing quickly, and the agricultural land near Gibbs is likely to be developed, making it a convenient park for future residents. Jennifer added that Avon residents travel to Plainfield parks regularly, which are even farther away. Pat called it a “great opportunity.”

- d. Continuing Park Land Discussion
 - i. Louise asked if the acquisition would impact the creation of Railfan Park. Ryan responded that, if Railfan Park is created, it will be located at Gable Park, so the Gibbs acquisition would not interfere. Beverly mentioned that Michael Large has presented Railfan Park to the Town Council, and the Council seemed interested.
 - ii. Bill asked how quickly the Town could get funds together to purchase Burnett Property. Ryan said the Town could start making payments as early as this year.
 - iii. Beverly asked about the restrictions that come with the Gibbs Property. Ryan said he has reached out to the County for that answer, and will have more information at the 2/11/17 Town Council Meeting.
 - iv. Pat asked about the status of the Bicentennial and Harvest Ridge land. Ryan said the acquisition of the Bicentennial Trail land is complete, and count toward current deficiencies in the RIF plan, helping to free up RIF

funds. He said the Warranty Deed for Harvest Ridge is with the HOA for approval.

- v. Beverly asked if the Winton Meadows acquisition would count toward deficiency. Ryan responded that the land was granted in lieu of the RIF fee, so it does not count.

8. Staff Updates

a. 2017 Events and Volunteer Needs

- i. Britt Woodard went over upcoming 2017 events, and informed the Council that Parks Staff will need assistance at the Balloon Glow, Farmers Market, and Heritage Festival.
- ii. Pat said the calendar of events looks great, and asked Staff to pass along her compliments to Terri Fisher, Parks Programmer.

b. Trail Project update (Ryan)

- i. Ronald Reagan Parkway Trail is complete
- ii. Bicentennial Trail should be completed by September 2017.
- iii. White Lick Creek Trail: Avon Town Hall Park to Washington Township connection. The trail bid in October 2016 for \$1.25million, and should be completed by October 2017. There will be a 60-day closure on 625E.
- iv. White Lick Creek Trail, Phase 2B: White Lick Creek Trail to 100S connection. The Town has acquired 3/5 parcels, and it is set to bid in 2017 with construction to start in 2018.
- v. White Lick Creek Trail, Phase 4: White Lick Creek Trail to 100N connection. The Town has acquired 2/9 parcels to date, and hopes to bid the trail in 2017 for construction in 2018.
- vi. Sidewalk connections: Ryan hopes to begin Sidewalk and Trail design for:
 - 1. 100S to 150S connection on Avon Ave.
 - 2. Crew Carwash to Avon Community School Admin building on 36
 - 3. Park Place Ave. to Dan Jones Rd. on 36 (North side)
 - 4. Town Hall Park to Avon Ave.

c. Town Hall Park Site Plan update (Ryan)

- i. Ryan thanked Bill and Steve for their participation on the steering committee. Four companies have submitted proposals to update the Site Plan, including 14 acres west of park and Crawford Property. The company will also work with the Town to do site planning at Railfan Park (if approved) and other conceptual plans for potential park land purchases.

d. Recreation Impact Fee update

- i. First meeting of the RIF Update Committee should be 2/15/17 or 2/16/17. Ryan anticipates a quick process because 3/5 members were on the original committee. He estimates the update should be completed by May.
- ii. Pat asked for an update regarding RIF payments for the Residences at Ronald Reagan. Ryan said they are on a payment plan.

9. Other Business – Next Agenda

10. Adjournment

- a. Bill motioned to adjourn the meeting. Louise seconded the motion. The meeting adjourned at 8:15pm.
- b. The next meeting will be April 5, 2017 at 7 pm