

AVON PARKS, RECREATION AND BEAUTIFICATION COUNCIL MEETING

June 6, 2018

Avon Town Hall Conference Room

6570 E. US Hwy. 36, Avon, Indiana

1. **Roll Call** was taken by Director of Public Works, Ryan Cannon. Council members present were Louise Watkins, Jennifer Thompson, Sam Duvall, Alex Dent, and Steve Schaecher. Craig Emsweller, and Pat Tutsie were absent.
2. **Public Comment**
 - a. No public comment.
3. **Approval of Minutes**
 - a. February 7, 2018 meeting minutes were approved with the following modification:
 - i. Paragraph 9. b. should be modified to read as follows:
“b. Next meeting will be Wednesday April 4, 2018 at 7:00 pm if needed.”
4. **New Business:**
 - a. **Run for Freedom** – request to serve alcohol in the Town Hall Park
 - i. The Council voted 4-0-1 to reject this request. Discussion points for the topic were as follows:
 1. Nobody from the event was present to support the request.
 2. There is a precedent for serving alcohol in the park (Art in the Park serves wine)
 3. Other groups have been told no by the Town (weddings, etc.).
 4. The group would have to get approval from the State as well.
 - b. **Fieldstone** – presentation of potential park and improvements
 - i. Dave Compton and Caitlin Dopher with Pulte Homes presented development proposal for 480 acres of land along SR 36 west of Avon Town Hall Park and south of River Birch Elementary School.
 - ii. The developers were also involved in the Wynne Farms and Brownstone developments.
 - iii. The development would include 84 acres of parkland along White Lick Creek and a town center into the development. Most of this area is in a flood plain but would make prime park development.
 - iv. The development would provide a variety of housing types, ranging from single family homes to apartments.
 - v. The development could help to grow the Avon branding efforts.
 - vi. The proposed park property is large enough to address most of the activities included in the Parks Master Plan. Potential amenities for the park could be:
 1. Connection to the White Lick trail system.
 2. Band Shell

3. Playground
 4. Dog Park
 5. Community Gardens
 6. A Pavilion
 7. Splash pad
 8. Soccer Fields or Multi-Purposed play areas
 9. Wildlife viewing area
 10. Baseball/Softball Complex
 11. Community Center
- vii. Discussions are still ongoing whether the parks would be developed by the Town or by the developer. The park land would ultimately be donated to Avon to operate. If the developer would donate the land and potentially develop the parks they would look for a reduction in park impact fees.
 - viii. The development of the park would not need to all occur at one time. It could be phased to be developed over time allowing Avon Parks to have controlled growth that could support all of their properties.
 - ix. The development is currently going through the zoning approval process, gathering input, and putting together a proposal that the Town will support. It is expected that the development would take 9-15 years to complete.
 - x. Fieldstone would include 650 single -family units. It would be broken into several subdivisions similar to the Saratoga development in Plainfield.
 - xi. Ryan indicated that the Food and Beverage tax currently funds the parks. The park impact fees have helped relieve this source. Some money from the General fund may have to be allocated to help operate this new park.
 - xii. The new park is not far from the Town Hall Park.
 - xiii. The number of park acres per Avon resident is currently low. If this property and other recent park acquisitions are developed as parks, how close will Avon be to reaching ideal ratio? Ryan will check into this further.
 - xiv. Pulte would not be the only builder in the development.
 - xv. No action was required at this meeting it was only an introduction of the proposal.
 - xvi. Caitlin was the senior planner with Avon when the Comprehensive Plan was developed so she is familiar with its goals.
 - xvii. The Town can negotiate/dictate when certain pieces are developed.
 - xviii. Steady moderate growth has been discussed with Schools and other interested parties.
 - xix. The land was previously owned by Mark Sanders and his partner. Pulte is trying to get consensus and community support for the development.
 - xx. The Council indicated that overall they are in favor of accepting the proposed parkland if the development moves forward.
- c. **Settlement West** – potential park land donation

- i. Rezoning of this property has occurred.
- ii. The developer committed to give 20.5 acres to the Parks or it would be developed as a neighborhood park.
- iii. The property proposed is a very picturesque site located along Dan Jones Rd.
- iv. The recommendation to approve acceptance of the proposed property for park land carried unanimously.

d. Other items of note related to park properties

- i. Context's (landscape architects) scope of work has been expanded to include master planning for all of the parks together to determine what is best suited for each site.
- ii. The Town has closed on the Burnett parcel (13.5 acres). The Central Indiana Land Trust is excited to help work with the Town to get rid of invasive plants and connecting the Burnett Woods to the park.

5. Staff Updates

a. Trail Projects

- i. White Lick Trail Phase 2B:
 - 1. Storm in April ate into the embankment and part of the trail. The stream bed may have to be refortified. This could cost \$200,000 to \$400,000.
 - 2. The contractor is still able to work on the bridge portion of the project while this area is being redesigned.
- ii. White Lick Trail Phase 4:
 - 1. They currently are clearing trees.
 - 2. There is a groundbreaking next Thursday at 6:00 pm. Park Council members are invited to attend.

b. 2018 Events and Volunteer needs

- i. Farmer's Market started last Tuesday. Council members' involvement is appreciated. Delbert will send out invites through email.
- ii. Fun Run today had record attendance (1,500 runners) Volunteers are needed for the next run (July 11) at least 6 people would be helpful.
- iii. Story Walk this Saturday.
- iv. Rib Fest, June 30.
- v. Concert by the Creek, June 15.
- vi. Movie on the Hill in August
- vii. Board members try to volunteer once a month.
- viii. New shirts with new Avon logos will be given to any volunteers.
- ix. If anyone has any other event ideas, please contact Delbert through email.
- x. It was discussed that scouts could be a group to approach for additional volunteer help for events if needed or civil air patrol.

6. Adjournment

- a. Meeting adjourned at 8:43 pm.
- b. Next meeting will be Wednesday, August 1, 2018 at 7:00 pm if needed.