

**Minutes of the Special Meeting called by the
Carmel/Clay Board of Parks and Recreation
Wednesday, April 15, 2020, 6:00 p.m.
Carmel Clay Parks & Recreation Administrative Offices
Remote Meeting**

Member(s) Present Remotely: Jessica Beer, James Engledow, James Garretson, Joshua Kirsh, Jenn Kristunas, Linus Rude, Rich Taylor, Lin Zheng

Member(s) Absent: Nick Plopper

Others Present Remotely: Michael Klitzing, Director; Kurtis Baumgartner, Assistant Director; Natalie Weaver, Planning & Records Coordinator; Debra Grisham, Park Board Attorney

Roll Call and Call to Order

With a majority of Board Members participating electronically by ZOOM call using Meeting ID 967 9722 1886, Director Michael Klitzing confirmed the meeting was being recorded. Board President Taylor welcomed everyone to the Park Board Meeting and asked Mr. Engledow to call the roll. After Mr. Engledow stated there was a quorum, Board President Taylor called the meeting to order at 6:01 p.m.

New Business

Consideration of Resolution G-2020-002 regarding an Interest in the Purchase of Real Estate – Michael Klitzing

Director Klitzing explained the reason for this special Park Board meeting was to introduce Resolution G-2020-002 regarding an Interest in the Purchase of Real Estate. The 2020-2025 Master Plan identified many objectives and goals, including the acquisition of additional park land in the underserved northwest side of Carmel. Currently, CCPR only has one park west of Meridian Street, West Park, in addition to one other public park, Hamilton County's Coxhill Gardens. Director Klitzing explained the process and history of identifying potential properties and the status of certain opportunities. Director Klitzing received communication from Jay O'Neil, who functioned as the Park Board broker for acquisition of the JAVCA property, that about 33 acres of property was listed for sale at 146th Street and Shelborne. There is a large home on the property, but the owners are willing to reorganize the parcels to sell the property excluding that area. Director Klitzing stated that another entity is interested in the property, submitted a proposal that was rejected and is expected to submit another proposal. If the Park Board decides it is interested, Director Klitzing stated it would be best to present an offer soon because of the other interested party.

Director Klitzing directed the Board to Park Board packet, previously delivered electronically to the Board and others present, and described the topography and natural features of the property. President Taylor shared his screen with the GIS General Viewer illustrate the described creek, bluff, and improvements, along with the neighboring properties and upcoming development. Mr. Engledow asked regarding park access. President Taylor outlined the blacktop access drive running east to west off of Shelborne Road using the shared GIS General Viewer. Mr. Garretson asked about the owners, David and Beth Bidgood, and provided history on the Bidgood family. Director Klitzing provided a summary of property's potential for a park.

Director Klitzing proposed paying for the acquisition using Park Impact Fees, which can only be used for acquisition and new development of properties identified in the Zone Improvement Plan. Using Park Impact Fees will require reorganization of funding for other planned projects and deferring some development along the White River unless we can find grant funding opportunities. President Taylor asked if the acquisition would delay development of the north trail along the White River. Director Klitzing stated the funds are available to do the design work, but not the development. Discussion followed. Mr. Garretson asked about the amount of money in the Park Impact Fee budget. Director Klitzing answered there are a little over \$2.8 Million. Discussion followed. Mr. Garretson asked about the possibility of purchasing a portion and receiving a donation of the rest. Director Klitzing stated that possibility would be discussed with the owners, along with the potential for naming rights. Mr. Garretson asked about the restrictions on Park Impact Fees and Director Klitzing gave a detailed explanation. Mr. Garretson suggested planning and preparing for

questions from the public regarding making this purchase so close to furloughing so many employees. Discussion followed.

Mr. Kirsch stated we should make contact with the owner of property connected to Meadowlark to confirm that we remain interested in purchasing that property. Discussion followed. Mr. Engledow asked if Hamilton County would be open to integrating their easement into the park. Director Klitzing answered he believed there would be opportunities to work together with Hamilton County. Discussion followed. Mr. Garretson asked if the Bidgoods were in a hurry to sell. Director Klitzing answered he thinks they are motivated to sell, but also apprehensive to sell in the current state of events. Discussion followed.

Mr. Kirsch made a motion to waive the reading of Resolution G-2020-002 and enter it into action, seconded by Ms. Kristunas. President Taylor asked if there were any comments or questions about the motion. Mr. Engledow took the roll call vote, which passed unanimously 7 – 0.

Aye: <u>X</u>	Nay: ___	Richard F. Taylor III, President	Aye: <u>X</u>	Nay: ___	James D. Garretson
Aye: ___	Nay: ___	Nicholas Plopper, Vice President	Aye: <u>X</u>	Nay: ___	Joshua A. Kirsch
Aye: <u>X</u>	Nay: ___	James L. Engledow, Secretary	Aye: ___	Nay: ___	Linus Rude
Aye: <u>X</u>	Nay: ___	Jenn Kristunas, Treasurer	Aye: <u>X</u>	Nay: ___	Lin Zheng
Aye: <u>X</u>	Nay: ___	Dr. Jessica Beer			

Mr. Kirsch made a motion to adopt Resolution G-2020-002 as presented, seconded by Ms. Kristunas. President Taylor asked if there were any comments or questions. President Taylor commented the decision to make this acquisition after furloughing employees has been difficult. However, opportunities to acquire property on the west side of Carmel are limited and quickly disappearing. Mr. Engledow took the roll call vote, which passed unanimously 7 – 0.

Aye: <u>X</u>	Nay: ___	Richard F. Taylor III, President	Aye: <u>X</u>	Nay: ___	James D. Garretson
Aye: ___	Nay: ___	Nicholas Plopper, Vice President	Aye: <u>X</u>	Nay: ___	Joshua A. Kirsch
Aye: <u>X</u>	Nay: ___	James L. Engledow, Secretary	Aye: ___	Nay: ___	Linus Rude
Aye: <u>X</u>	Nay: ___	Jenn Kristunas, Treasurer	Aye: <u>X</u>	Nay: ___	Lin Zheng
Aye: <u>X</u>	Nay: ___	Dr. Jessica Beer			

Director Klitzing stated that he would work with Park Board attorney, President Taylor, Jay O'Neil to prepare an offer. As necessary, Director Klitzing will consult with Brian Bosma. Mr. Rude joined the meeting at 6:43 p.m., directly following completion of the vote.

Director's Report

Director Klitzing stated that employees were notified regarding furloughs and detailed the notification methods. He explained there might be a decrease in revenue once business resumes. Lengthy discussion of furloughs followed. Ms. Kristunas asked about health insurance for furloughed employees. Director Klitzing stated health insurance premiums will continue to be paid for all full-time employees who are currently on CCPR provided insurance. Employees remain responsible for their share of premiums, but those payments will be coordinated after returning to work. Director Klitzing explained that the only relief available to CCPR is through the reimbursement of unemployment benefits under the CARES Act. President Taylor explained the unemployment benefits and their comparison to current employee wages.

Park Board Comments / Discussion

Ms. Kristunas asked the status of claims. Director Klitzing explained that claims are being paid, ratification will occur at the next Park Regular Board Meeting, the second week of May.

Ms. Zheng left the meeting at 6:59 p.m.

Mr. Garretson asked if CCPR is making refunds. Director Klitzing explained the handling of credits and refunds.

Mr. Kirsch asked what is being done to take advantage of the down time. Director Klitzing described different projects that are being done during closures. Mr. Kirsch stated we should notify the public of what work is being done during the shutdown.

Mr. Kirsch thanked Director Klitzing and Assistant Director Baumgartner for their handling of these difficult times. President Taylor also thanked Director Klitzing and Assistant Director Baumgartner.

Adjournment

There being no further business, a motion was made by Mr. Kirsch, seconded by Ms. Kristunas, to adjourn the meeting at 7:14 p.m.

Approved,

Signature



Signature

Date

May 12, 2020

Date

Carmel/Clay Board of Parks and Recreation
Special Park Board Meeting
Wednesday, April 15, 2020
Remote Participation

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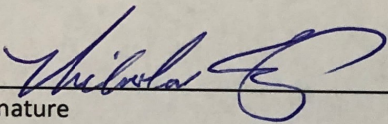
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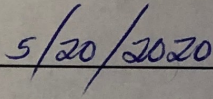
Approved,

Signature



Signature

Date



Date