

**AMENDED
MINUTES**

LAKE COUNTY PARKS AND RECREATION BOARD MEETING

APRIL 11, 2024

I. CALL MEETING TO ORDER

Board President, Chris Dilts, called the Lake County Parks and Recreation Board meeting to order at 6:30 p.m. in the large conference room of the Lake County Parks Corporate Office, 8411 East Lincoln Highway, Crown Point, Indiana.

II. ROLL CALL

Secretary to the Board, Jim Basala, called the roll and the following Board members were present: Christopher Dilts, Jesse Rippe, John Salzeider, Julie Jones, David Uzelac and Carl Ploense. Board Attorney, Louis Casale, was also in attendance.

Staff members present: Jim Basala, Chris Landgrave, Chris Nawracaj, Sasha Mateer, Craig Zandstra, Dyan Leto and Marsha Rodriguez.

Also in attendance: Brenda Roberts

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF APRIL 11, 2024 BOARD AGENDA

In a motion by Mr. Salzeider, seconded by Mr. Rippe, the Board voted unanimously to approve the Board Agenda of April 11, 2024.

V. APPROVAL OF MARCH 14, 2024 BOARD MINUTES

In a motion by Mr. Rippe, seconded by Ms. Jones, the Board unanimously approved the Board Minutes of March 14, 2024.

VI. OLD BUSINESS

None

VII. NEW BUSINESS

A. Lemon Lake Flight Center Contract

Ms. Mateer reported, that the Svitko's have been providing their services, for Lemon Lake County Park for many years. They work with the department during the disc golf tournaments, and provide retail disk golf items to the disc golf community. They are the concessionaires there as well, providing food during the season. Most of the contract this year has remained unchanged. Remaining the same three hundred and fifty dollars per month, for the use of the building. One main addition, is a five dollar per person during tournaments, be given back to the department. Their wish was to give back to the parks, especially during the tournaments, since the tournaments were taking place when there were no gatekeepers on duty. Ms. Mateer stated that some of the tournaments take place in January, February, and March where there still is a cost for staff to be there. Recommending that we continue the contract with Mr. Jerome J. Svitko. Mr. Uzelac made a motion to approve, continue, and extend the contract for the year 2024 and 2025. Mr. Ploense seconded the motion. Mr. Dilts asked if there was any discussion, with no discussion, the contract was approved.

B. Veterans Memorial Trial Land Purchases

Mr. Zandstra reported, that there are three parcels that the Parks would like to acquire to finish the Phase Two Acquisition. The first parcel is Linda Suns parcel, from Delaware and Boardway, and a smaller section by I 65. The purchase price is \$180,450.00. There are 80% Federal funds

to cover the purchase, with a 20% local match. The Franciscan Alliance parcels across from the new hospital. The purchase price is \$472,800.00. Federal funds again at 80%, which would be \$378,240.00. Local match \$94,560.00. The third parcel will be the CPD Partners parcel. The parcel is \$734,000.00. However, this parcel will be contingent on the Federal funds being there. A request of \$500,000.00 from NRPC through INDOT. If fortunate to get these funds, there will be another purchase. Eighty percent of that would be \$587,200.00. Mr. Zandstra requested the approval of the Linda Suns parcel, the Franciscan Alliance parcel and the CPD Partners parcel, contingent on the Federal funds being there. Mr. Uzelac made a motion to approve Resolution # 2024 – 02, pending funding as presented to the Board. Mr. Salzeider seconded the motion. Mr. Dilts asked if there was any discussion, with no discussion, the Resolution was approved.

Resolution Number 2024 – 02

WHEREAS, The Lake County Park and Recreation Board, a political subdivision of the State of Indiana (hereinafter, the “BOARD”) is presently acquiring land to develop its Veteran’s Memorial Trail Bike-Hike Path (hereinafter the “PROJECT”); and,

WHEREAS, it has been determined that acquisition of the real property described in Exhibit “A” attached hereto is necessary to complete the PROJECT; and

WHEREAS, the said real property has been appraised pursuant to the regulations and laws of the State of Indiana, an abbreviated set of appraisals are attached hereto and marked Exhibit “B”; and,

WHEREAS, the PROJECT is being funded in part by grants from the Indiana Department of Transportation.

NOW THEREFORE, IT IS HEREBY RESOLVED as follows:

- 1.) It is the best interest of the citizens of the County of Lake and State of Indiana to acquire, develop and maintain the PROJECT.
- 2.) In order to acquire, develop and maintain the PROJECT, the real property described in Exhibit “A” must be acquired by the BOARD.
- 3.) In order to comply with the Laws of State of Indiana and Regulations governing acquisition of real estate using Indiana State Department of Transportation. Funding, the PROPERTY has been appraised at its current value.
- 4.) That the BOARD attorney is hereby authorized and directed to offer said appraised value as determined by said appraisers to the PROPERTY owners. Abbreviated copies of said appraisal are attached hereto and marked Exhibit “B-1, B-2, and B-3”.
- 5.) That, in the event the PROPERTY owners do not agree to sell the PROPERTY for the said offer, the BOARD attorney is hereby authorized and directed to commence proceeding to acquire the PROPERTY under the Eminent Domain Laws of the State of Indiana.

This Resolution adopted by majority/unanimous vote of the

BOARD This 11th day of April 2024.

Christopher Dilts, President of the Lake County Parks and Recreation Board

Attest: _____
James Basala, CEO and Secretary of the Lake County Park and Recreation Board

EXHIBIT “A”

Legal description of properties to be acquired:

<u>Exhibit Number</u>	<u>Parcel Number</u>	<u>Last Owner of Records</u>
A-1	11	Franciscan Alliance, Inc.

Acquisition acreage: 5.372 acres
Legal description attached and marked Exhibit “A-1”

A-2	9	CPD Partners, LLC
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Acquisition acreage: 1.077 acres
Legal description attached and marked Exhibit “A-2”

A-3	2,2A	Robert Sons Trust Number 101 C/O Linda Sons
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Acquisition acreage: 2.090 acres
Legal description attached and marked Exhibit “A-3”

EXHIBIT “B”

Appraised values of the properties to be acquired:

<u>Exhibit Number B-1</u>	<u>Parcel Number 11</u>
Owner: Franciscan Alliance Appraised value: \$472,800.00	

<u>Exhibit Number B-2</u>	<u>Parcel Number</u>
Owner: CPD Partners, LLC Appraised value: \$734,000.00	

<u>Exhibit Number B-3</u>	<u>Parcel Number 2, Including 2A</u>
Owner: Robert Sons Trust, Number 101, C/O Linda Sons Appraised value: \$180,450.00	

B.b. Engineering Contract

Mr. Dilts made a motion to add item B.b. Resolution # 2024 – 03 to the agenda. Mr. Uzelac seconded the motion. With no discussion the Resolution was approved to be added.

Mr. Zandstra reported that Butler Fairman & Seufert, was selected to engineer the first portion of the Veterans Memorial Parkway Trail, between 113th and 231 in Crown Point to Delaware St. and 231 in Crown Point, that is including a bridge over Broadway as well. The project allows Mr. Basala to sign any potential future agreements, with ourselves, and Butler Fairman &

Seufert. A contract will be needed with INDOT. We are the local agency for the project, so having a LPA, INDOT agreement and a LPA, Butler Fairman & Seufert consultant agreement, and then the Lake County Parks. If the Federal funds come through for the pulmonary engineering, and discussions with NRPC to allow us to use Federal funds through INDOT. With it being signed, there should not be any missed grant time. Mr. Uzelac made a motion to approve Resolution # 2024 – 03, pending funding as presented to the Board. Mr. Ploense seconded the motion. Mr. Dilts asked if there was any discussion, with no discussion the Resolution was approved.

Resolution Number 2024 – 03

WHEREAS, The Lake County Park and Recreation Board, (hereinafter, the “Board”) desire enter into a contract with Butler, Fairman, and Seufert, Inc. (hereinafter the “ENGINEER”) to perform preliminary planning design and engineering for a segment of the Veteran’s Memorial Trail (hereinafter “VMT) from 113th Avenue to Delaware Street in Crown Point, Indiana (hereinafter the “PROJECT”); and

WHEREAS, a portion of the funding will be provided by the federal government as authorized and distributed by the Indiana Department of Transportation (hereinafter “INDOT”), said funding being in the amount of \$726,000.00 of the total estimated project cost of \$907,525.00 of the total estimated project cost of \$907,525.00; and

WHEREAS, the BOARD will act as the local public agency (hereinafter “LPA”) for the project, and as such must designate a signator with the authority to sign an agreement with the ENGINEER, and with INDOT.

NOW THEREFORE, it is hereby resolved as follows:

1. The BOARD is authorized to act as the LPA for the PROJECT, and authorizes and directs its CEO, James Basala, to sign, on its behalf, such necessary contract, or other documents.
2. The BOARD hereby authorizes and directs its CEO, James Basala to sign such contract and necessary documents to enter into an agreement with the ENGINEER to prepare preliminary design and engineering for the PROJECT.

This Resolution adopted by majority vote of the BOARD

This 11th day of April 2024.

Christopher Dilts, President of the Lake County Parks and Recreation Board

Attest: _____
James Basala, CEO and Secretary of the Lake County Park and Recreation Board

C. Lemon Lake Playground

Mr. Uzelac made a motion to table the discussion after staff reviews, on the Lemon Lake Playground. Mr. Rippe seconded the motion. Mr. Dilts asked if there was any discussion, with

no discussion the Lemon Lake discussion was tabled.

D. Lake County Historical Museum Donations

Mr. Zandstra reported, that the Lake County Historical Memorial Museum in Crown Point let us know that they had several items. One of the items being a canoe, that was built in 1976 by the Leroy Women’s Association, it was for the LaSalle’s Expedition on the Kankakee River. Lake County Park staff visited the museum, and eventually went back to help take down, and get ready some of the items to move out of the courthouse. Some of the items will be at Buckley Homestead and some will be at Deep River Grist Mill. Mr. Uzelac made a motion to accept the donations, Mr. Ploense seconded the motion.

E. Donation from Margarete B. and William H. Fifield

Mr. Basala reported, that an annual donation of \$263.40 was donated, from the estate of Margaret B. and William H. Fifield. Mr. Fifield was one of the original Park Board Members, and his estate has made this annual contribution to the Park Department & Board which he helped create, to be used and help support the Parks. Mr. Salzeider made a motion to accept the donation. Mr. Rippe seconded the motion. Mr. Dilts asked if there was any discussion, with no discussion both donations were accepted.

VIII. ACCEPTANCE OF CLAIMS

Claims to be accepted:

1107 Operating Fund	\$ 194,597.73
1116 Non-Reverting Land	4,279.00
1117 Non-Reverting Operating	30,526.20
4118 Non-Reverting	115.00
9450 NLT Grant	<u>455.22</u>
Total	\$ 229,973.15

Mr. Dilts asked if everyone had a chance to review the claims that were emailed to them. Mr. Rippe made a motion to accept the claims. Ms. Jones seconded the motion. Mr. Dilts asked if there was any discussion. There being none. Mr. Dilts called for the vote, and the Board unanimously approved the claims for payment.

IX. REPORTS

A. COMMITTEE REPORTS

- 1. Policy and Personnel/Budget and Finance
No Report
- 2. Goals and Objectives/Land Acquisition
No Report

B. DIVISION REPORTS

- 1. Planning and Natural Resource Management

Mr. Zandstra, Division Superintendent reported, that the seasonal staff that are paid with grant funds through the EPA and DNR grants, have been cleaning up sites, the nature preserves, Gary, and areas around Hammond. Trash pick up has started at Oak Ridge Prairie, along 49th Ave. The town of Merrillville and DNR had a final walk through on March 22nd on the C&O Trail. Photos were taken, making sure everything was up to specifications. It was designed and engineered by Butler Fairman and Seufert. The Parks and the Town of Merrillville are very happy with both trails that were put in. A trail dedication will be happening on April 30th. Deisel pump maintenance needed to be done at the Grand Kankakee Marsh, also making sure that an electrical pump that was put in last year was still up to par. The Little Calumet River Conservation Collaborative, with the Wetlands Initiative, Nature Conservancy, and Great Lakes Audubon will be presenting to the Little Calumet River Basin Development Commission next Wednesday. Mr.

Zandstra, Mr. Daniel Suarez from Great Lakes Audubon and Mr. Harry Cutner from Wetlands Initiative will be presenting to their Board, for another two years of funding for the project. We are hoping for funding, and a positive reaction from the Board since it has been a success for the last four years.

2. Recreation and Special Facilities

Ms. Mateer, Division Superintendent, reported that Crown Point Youth Soccer will be starting this coming Saturday at Lemon Lake if the weather holds out. The fields have been wet due to the heavy rain these past weeks, with staff finding it hard to mow. Sign ups have been strong again, so it should be another great spring season. Buckley Homestead programs, Meet the Farm Babies and Finding Flopsy were great turnouts. The weather for the first program of Meet the Farm Babies was a little chilly, but there was still over a thousand people that attended the program. There was also close to four hundred dollars in donations during the event. The Finding Flopsy event took place on Good Friday. There were two hundred forty-two tickets sold, out of two hundred and fifty tickets. Nearly a sold-out event for being the first year, and something that will continue in the future. Looking forward at Buckley, they are moving into the field trip season. They are completely sold out of their spring workshops, with over two thousand school children signed up during April and May.

The month of March was great for Bellaboo's, with the weather and field trips being strong. During Spring break, there was nearly a hundred children one day, when the facility opened for the day.

Being able to utilize the indoors, as well as the outdoors, during the nicer days. Weather was perfect for, The Eggs Marks the Spot program, that took place the Thursday before Easter.

The month of April has quite a few fields trips as well coming up, that will keep the facility busy. The Maple Syrup program wrapped up at Deep River County Park. Their final weekend had perfect weather with it being 70 degrees on Saturday, at times not being able to find a parking spot. Sunday was a bit slower. The Grinders kick off their season May 5th, at 2 pm playing against the Chicago Salmon.

3. Park Operations

Mr. Nawracaj, Division Superintendent, reported that the golf courses have spent most of the past month under water due to the weather. Staff at Turkey Creek did a great job pumping water to get things back running while Cedar Creek was a little harder. Hoping to get things ready in weeks' time. The point-of-sale system, that is running at both golf courses, allows them to book, and manage reservations with gift cards that can be used across the sites. Mowing the grass at Cedar Creek has been a challenge but it is getting done.

At the Waterpark, staff is painting the pools currently, when weather cooperates. Eventually the repairs will get done, and then turning on the water. Within a month, training for all the other departments will be starting. The next lifeguard pre-course will be Saturday the 27th, from noon to one thirty, at Hobart Middle School.

4. Administrative Services

Mr. Landgrave, Chief Operating Officer pointed out to the Board members that there are flashlights included in their Board packets. The flashlights are logoed with the Lake County Parks logo. This year thinking of what staff could really use, they were given out at the employee staff meeting held in February. The carpenter staff have been helping the waterpark staff at the waterpark. Replacing siding, soffits, and posts. They have been helping the horticultural staff at Turkey Creek with planters as well. The carpenters will be involved, in any upcoming playground building at Lemon Lake. The mechanics are staying busy as well, servicing the heavy equipment for the upcoming season.

Mr. Basala wanted to add that the C & O Trail ribbon cutting will be April 30th at 10:30, asking Park Board president Mr. Dilts if he would speak on behalf of the Lake County Parks. Reporting

that Indiana Governor Mr. Eric Holcomb as well as the head of the DNR will be in attendance. Stating that this project includes, the Hundredth Mile of the Next Level Trail Program. In September there will be a golf outing at Turkey Creek for the Indiana Parks and Recreation Association Foundation. The money will be helping support the Foundation, which then awards scholarships to children of IPRA members, going into the profession. Mr. Basala mentioned as well, that there is a Memo included in their packets, including the upcoming Park conferences during the current year.

X. GENERAL DISCUSSION

Brenda Roberts who was in attendance, wanted to inform us that the eagles are currently still in their nests. Stating that in January Mr. Walton and herself, went out and put a metal covering around the tree. The goal is to keep the nest safe from predators. Ms. Roberts reported that there is a new Town Council and Planning Commission, who are trying to preserve the beauty and historical areas of the Town.

XI. ADJOURNMENT

In a motion by Mr. Rippe, seconded by Mr. Ploense, the Lake County Parks and Recreation Board meeting adjourned at 7:23 p.m.

Respectfully submitted,

JIM BASALA
Secretary to the Board

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