

Bondsville Mill Park Committee Meeting, February 27, 2020

In attendance: Rocky Stone, Sandy Moser, Doug Freeman, Arne Jensen, Charlie Lindsay, Jim Ladrew, Hud Voltz, Jim Buczala, Scott Piersol, Luke Reven

Meeting start: 8:10

January Minutes: Approved

Volunteer Hours: 197 + (Garden and Construction crews)

2020 Budget Status:

- \$11,621 spent to date from Recreation Fund (mostly related to \$2500 rental fee from Able (skylift & teleboom): \$1950, \$2850, \$2223)
 - Rocky will look into rent-to-own or lease for equipment
 - Going to return 8000lb teleboom
- \$1788.92 spent from General Fund

Buildings C, D, & E Scope of Work (Comprehensive for remaining project work):

- Work on this task and the associated cost estimates in in progress.
- Last meeting regarding the issue was January 9th.

Construction Report: Total Construction Crew volunteer hours: **112** (4 hrs volunteered by mason every Monday)

Focus of work on **Buildings A, C, and D:**

- **Building C:**
 - All parts for 20 windows (40 sashes) are onsite; currently building widows for Building C. Glass is ready for pickup.
 - Also building 8 to 7 more windows of different size on North Side.
 - All parts to hold sashes in installed frames onsite.
 - North side of roof completed to ridge.
 - South side of roof has about 8 courses to reach completion.
 - Materials to purchase, as budgeted (approved by BMP Committee):
 - Case of phenoseal (bedding compound for glass)
 - 5/8" micropins
 - Box copper-coated screws
- **Building D:**
 - The south wall emergency work and west wall work are about 95% complete.
 - Remaining masonry work: small area of stonework; acid wash; cleanup
- **Building A:**
 - Exterior siding for East wall paid for and in-hand
 - Interior paneling? (Not including in this year's estimate for budget.)
 - **Heat System:**
 - Rocky recommends hot water radiator fuel oil boiler system (most efficient) for heating Building A.
 - Rocky currently has an estimate of \$18K to include: boiler, circulators, controls, radiators. Rocky proposes that 5 or 6 radiators would be needed in the basement, plus pipe racks and/or several radiators on first floor.
 - Rocky will work on obtaining other bids to check against the \$18K bid currently in-hand.

Gardens Report: Total garden volunteer hours = **85**

- Beginning Saturday, Feb 29th, garden work days will be scheduled for Saturdays and Mondays.
- Matt VanLew's men have cleared an area along the road for a bee hideaway.
 - Beekeepers have been asked to donate a red maple "Brandywine" or Showtime" for this area. It is a highly rated nectar/pollen plant.
- Mulch has also been delivered to the Township by Matt's crew. (Thanks!)
- Sandy has applied for a grant from the Hardy Plant Society for \$512 to support the purchase of plants for the Park. Still waiting to hear back.

Events:

- Jim Balbierer has donated a lath (early 1900s) and a grinder (late 1800s) for the Blacksmith Shop.
- The loom has been located in the Spinning Room (Building A)
- Sandy installed a Treat Tree in the "Pollinarium" area, designed to attract birds and pollinators. It did not work as planned and was quickly stripped of treats.
- Sandy requested the purchase of books and a DVD entitled "Mill Times" for the library. The BMP Committee approved up to \$200 for the purchase of these materials.
- Sandy has information on a group that will do weaving demos and dress in costume (potential for support of future programs).
- The Ground Hog Program event, scheduled for February 1st, was cancelled due to the death of a library volunteer.
- The **LL Bean Hiking Event** on February 22nd went well.
- **Dr Tallamy Event** for March 11th at 7:30pm at the Twp Building:
 - Now sold out. On Feb 28th an email will go out to all those registered for the program asking them to confirm that they plan to attend. Deadline for RSBPs will be Tuesday, March 2nd.
- **Downingtown Library Story Hour:** March 15th, 10 to 11am.
- **Chester County Trail Club Hike:** Sunday March 29th at 1:30pm.
- **Library Opening Day and Earth Day Celebration Event:** Saturday April 25th, 11 to 3pm. There is a concern regarding the volume of attendance and the limited parking area. Sandy and Jim B will look into a shuttle bus service for the event.
- **SPOOM Visit** on May 15th: The Society for the Preservation of Old Mills will be visiting BMP as part of their tour of mills in our area. Jim B has committed to be their host on that day. Others are welcome to participate.
- Sally Bovell, a new library volunteer (retiring as school reading specialist end of this term): Brandywine Wallace elementary school will be doing approximately 300 posters for us.
- Girl Scout Troop volunteering to help.

Concrete Pad / Horticultural Gardens (Grant Applications / Scope of Work):

- The Bid Documents for Phases I & II of the project are in the works. Meetings were held on January 31st and February 18th.
- Jim B and Hud are currently working on another application for a County Grant to fund Phases III & IV of the project (due Feb 28th).

Parking Lot Issues:

- Hud presented the proposed parking lot design to the BOS at the February 20th meeting. He will present draft letters for their use for submittal to the residents and owners of the workers' housing rowhomes across from the Park's parking lot; these letters will present protocol for their use of the parking lot. Six spaces are proposed for the residents' use (one for each of the six units that do not have parking on their side of the road).

Trails Report:

- Charlie reports that the trails are muddy in places; need to get mulch to these areas.
- Marsh Creek SP has several more benches that they can donate to BMP.
- Charlie and Jim L are looking to develop another path south of the lower bridge between the creek and the road. This trail would lead hikers to the remnants of a former dam on that side of the creek (one will be able to walk over the dam, itself). Glass in this area is an issue; need to remove it from the path of the trail.
- Charlie will be away all of March; Jim L will take the lead during that period.

Marketing:

- Jim B, Sandy, and Hud developed a promotional card for the Garden Project to be distributed at events like David Culps Galanthus Gala in Downingtown on March 7th, and his book launch at Longwood Gardens on April 16th. **Printing Cost:** \$120.49. Approved by BMP Committee.

Miscellaneous:

- Now have a First Aid Kit and Fire Extinguisher at the Mill.
- Chair purchase: Luke Reven and Jim B are working on the purchase of 40 stacking chairs.
- Flag pole at the Memorial: Need to replace the flag and light.
 - Hud will ask local political representatives for a flag donation.

Adjournment: A motion was made and seconded to adjourn at 9:45 AM.

Next BMP Committee meeting: March 26, 2020.