

Bondsville Mill Park Committee Meeting, June 25, 2020

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

Meeting start: 8:10

May Minutes: Approved

Volunteer Hours for June: 227 (187 Garden crew; 40 Construction Crew)

2020 Budget Status:

- \$17,531.75 spent from Recreation Fund for month of June
 - \$15,308 of that is related to the Garden Project and will be reimbursed from grants (Pennoni engineering cost and Chester County Conservation District fees).
 - \$2223 is for the rental of the 66' telescoping boom for construction work.
- \$773.37 spent from General Fund (security cameras, deer scam, volunteer shirts).
- Balances:
 - Recreation Fund: \$69,153.56 spent to date (~\$45K is related to Garden Project); \$20,846.44 remaining (prior to grant reimbursements)
 - General Fund: \$3126.95 spent to date; \$8773.05 remaining.
- It was noted that once activities such as weddings start at the Park, the Park will generate revenue to offset costs.
- Jim B made another presentation at the June 18th BOS meeting; the BOS approved the expenditure of \$5546 on historical research for PHMC application for the village of Bondsville.

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

- Work on this task and the associated cost estimates is in progress.
- Last meeting regarding the issue was January 9th. Estimate provided by Pennoni for the cost estimate work is about \$12K. We will need to get approval from the BOS for this expenditure. Focus of Pennoni's work has been on bid document for Phases I & II of the Garden Project and, now, repackaging of that bid document.

Construction Report: Total Construction Crew volunteer hours for June est: 40

- **Building C:**
 - Focus is on shingling work to finish roof.
 - The building has been closed off to the public (made more difficult to access).
- **Building A Boiler System:**
 - The BMP Committee approved \$18K for the installation of a boiler system in Building A, pending Rocky's ground-truthing that number.
 - The Scope of Work for this project was approved at the February BMP Committee meeting, as follows: "To include: boiler, circulators, controls, and radiators".
 - Rocky will run a water line down from his son's house on the hill to fill a reservoir for the boiler system.

Gardens Report: Total garden volunteer hours for June = 187

- Pollinator garden planted with seedlings grown by Sandy and Susan L, BUT battling ground hogs and rabbits! Currently setting traps (3).

- Memorial Garden has been lined with stone.
- A Wool Weasel has been donated to the Park by Jan and Ray Bednarchik, and now sits in the Spinning Room.
- There is a safety concern with regard to parents letting their children run wild (very little to no supervision).
- The Hardy Plant Society Grant was not successful; Sandy got a “thanks” response from them.
- **Fairy Houses:** The Downingtown Library has prepared a Fairy House and Gnome Home Program where a virtual program was run to show kids/families how to make the houses. This past Monday, the houses were brought to the Park and hidden all along the Blue Trail for others to find.
- **Volunteer Shirts:**
 - Charlie L has asked for an order of 10 shirts (5 L and 5 XL) for possible Downs Syndrome kids that will be doing trail cleanup.
 - Hud has offered to purchase 5 shirts, with at least one being XL.
- **Dog Poop Bag Dispenser:** There was a discussion of dog poop bags being left on the trails of the Park. Moving the dispenser closer to the Park entrance is seen as a benefit because some people currently enter the trails of the Park before reaching the current location of the dispenser. Alternatively, a second dispenser could be added. Additionally, a 2nd trash can was seen as a benefit; Jim B will talk to Matt VanLew.
- **Storyboard Signs:** New storyboard signs are needed. Sandy suggested that Arne provide a cost estimate for creating the frames for the new signs. Subjects of the story boards: Nature, Birds (by Water Tower), and Butterflies (by Mill Race). The signs have not been ordered.
- **Another Park Map Sign at Base of Steps (Yellow Trail):** Sandy has suggested that a sign at the base of the steps leading up to the Water Tower would be a benefit in drawing the Park’s visitors into the trail system. (We currently have two extras.)

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

- The Bid Documents for Phases I & II of the project resulted in only 2 bids, well over the project cost estimate developed for the grants (one was twice as much; one was four times as much). The BOS voted to reject these bids at their June 18th meeting. Pennoni is currently working on repacking the bid document. Possible problems?:
 - Bad timing: Contractors just coming out of the COVID19 shut down and likely have a large backlog of work (no need to be competitive).
 - Bid package was put together as a “turn-key” project where one subcontractor would manage sub out all of the work.
 - The thinking is to break the work up into smaller pieces, rely on more support from volunteers, and time the work for the late fall (typically a slow time of year for contractors).
- Grants for Phases III & IV of the project:
 - County Grant was awarded earlier this year.
 - DCNR grant application was submitted on April 12th, results still pending.
 - Hud drafted a letter for the BOS to support the DCNR Grant with a \$10K match (the County does not reimburse for engineering costs; so the match of the State will also be less; the \$10K match will make up for that short-fall). Hud presented to the BOS at their June 18th meeting; BOS approved it.

Signs:

- PennDOT has approved the “Slow Park Ahead” signs; Jim B will touch base with Matt VanLew about their installation. No update on the directional signs.

Parking Lot Issues:

- Hud made another presentation to the BOS at their June 18th meeting. The Supervisors are all luke warm to sending a letter from the Township regarding the issue, but understand the need for organization.
- is meeting with Matt and Chief Kosci on June 2nd to discuss the parking lot layout and plans to attend the BOS meeting on June 18th to present letters and the parking lot design.

Trails Report:

- Trails have been weed-wacked, and overgrowth cleared.
- Volunteer monitors are needed to supervise trail work.
- Signs: Charlie purchased more “Private Property” and “Nature Trails – Mind your Step” signs and will install them; the BMP Committee approved reimbursement of \$50 to Charlie for the signs.
- A leaning tree along the White Trail has been removed by Rick.
- The Blue Trail has been mulched.
- **Lower Bridge Safety Issue:** Need chains to block access to side of bridge on Park side (similar to what is on road side). Jim B will communicate with Matt VanLew about the issue.
- **Orange Trail:** The trail leading off of the Lower Bridge between the road and the Creek is currently on hold.
- There is a caregiver with a Downs Syndrome child picking up trash along the trails (Charlie would like to have shirts on hand for situations like this).
- **Tree Hazard:** There is a large tree on the upper section of the Blue Trail that has fallen and is being held up by a large Sycamore Tree. Jim B received a quote of \$1200 from Living Tree LLC in May to address this hazard; this was approved at the May BMP Committee Meeting. The arborist is currently dealing with a large backlog of work associated with the big wind-storm earlier in June and will contact Jim when available to do the work.

Marketing:

- An article about the Park’s will appear in the July Edition of the Downingtown Neighbors Magazine.

Miscellaneous:

- **Vandalism at the Park:** Update
 - Arne’s estimate for glass replacement for the windows broken on the back of Building D (with embedded wire) is \$2200 for 14 panes, plus the frames will need to be straightened. Total estimated cost: **\$3000**. Arne will provide this cost estimate to the Twp/Police.
 - The boys doing community service at the Park for previous vandalism issues finished 12 hours, each this past Saturday; Doug F is going to court to stipulate to the community service that the boys provided to the Park.
- **War Memorial Repair:** A crack was noted starting at the top of the War Memorial. Hurricane Masonry inspected the damage and offered a cost of \$1500 to do the repairs. Rocky reviewed the estimate (provided to the BMP Committee for the meeting) and found it to be very reasonable and recommended approval. The BMP Committee approved the repair cost. Scope of work:
 - Grind/remove cracked, failing masonry joints within reason
 - Clean and prepare pre-existing masonry construction replacement mortar
 - Create custom blended replacement mortar to match existing joints
 - Tuckpoint failed areas in with matching finish technique of joint
 - Acid wash/powerwash to blend old and new surfaces to match
 - Seal monument for added waterproofing.

Adjournment: A motion was made and seconded to adjourn at 9:50 AM.

Next BMP Committee meeting: July 23, 2020.