

## Bondsville Mill Park Committee Meeting, November 25, 2025

In attendance: Rocky Stone, Sandy Moser, Charlie Lindsay, Arne Jensen, Carl Capriotti, Bruce Rawlings, Doug Freeman, Nancy Kirshgasher, Dan Tieri, Bob Watts, Beth Watts, Fairlie, Jim Buczala, Noah Stribrny

Meeting start: 7:35

**Volunteer Hours for this month:** Gardens – **NR**; Construction: - **73**

**October Minutes:** Approved

**2025 Budget Update:** (based on 11/25 Financial Report from Township)

- General Fund: (\$20,000 budget; \$18,000 Development & Maintenance/\$2000 Events & Marketing)
  - \$13,701.21 spent to date; November charges:
    - Charged to D & M:
      - \$2284.73
    - Charged to E & M: No Nov Charges
  - \$6298.79 remaining (\$4651.75 D&M / \$1647.04 E&M)
- Capital Fund Park Development: (\$23,335 budget; \$10,000 of this has been earmarked for Bld B Masonry).
  - \$3935.96 spent to date; No Nov Charges
  - \$19,399.04 remains
- BMP Funds in EB Foundation:
  - Total BMP Funds: \$16,752.90:
    - \$7036.21 Unrestricted (unchanged from August report)
    - \$4357.35 Buildings (unchanged from August report)
    - \$3819.22 Gardens (up \$2292.45 from August report)
    - \$1540.12 Grants (down \$629.64 from August report)

The Financial Report was approved by the BMP Committee.

**2026 Budget Request:**

- A total budget of \$46,873 is in the Township's draft budget for BMP. Of that, the breakdown is as follows:
  - \$25K in Capital Funds for building work.
  - \$21,873 in General Funds for the following:
    - \$8885 – Gardens (includes Sandy's monthly stipend; tractor maintenance; garden tools, and garden maintenance materials)
    - \$7988 – Park Trail Maintenance (includes: dead tree removal; port-a-pots; trail work; internet)
    - \$350 – Marketing & Fundraising
    - \$4650 – Events (speaking fees for 5 speakers; CCPC Town Tour event; nature programs)

**2026 BMP Committee Members:** There was a discussion of voting versus non-voting members of the Committee and the goal of the Committee's ByLaws to reduce the number of voting members to 9 through resignations and attrition.

- As Jim B had indicated at the beginning of this year, he is stepping down as the Chairman of the Committee effective the end of this year, after 10 years in the role. However, he intends to continue with the Committee as a member, going on 20 years.
- Officers were discussed for 2026:
  - Bob Watts agreed to take on the responsibilities of Chairman and Treasurer. There were no other nominations. The Committee unanimously approved this nomination.

- Jim Buczala agreed to take on the Vice-Chairman position, as there were no other takers. The Committee unanimously approved the nomination.
- The Secretary position remains open, although Beth Watts suggested she could provide some support in this area. Jim B has no desire to continue in this role.
- The voting members for 2026 were decided to be:
  - Bob Watts (Chairman and Treasurer)
  - Jim Buczala (Vice-Chairman)
  - Carl Capriotti
  - David Culp
  - Doug Freeman
  - Arne Jensen
  - Charlie Lindsay
  - Sandy Moser
  - Rocky Stone
  - Beth Watts
  - BMP Committee Approvals: Unanimous for all voting members, with David Culp being approved by a 5 to 4 vote (Bob Watts, Jim Buczala, Charlie Lindsay, Sandy Moser, and Beth Watts voting in the affirmative). Everyone agreed with the need to keep David involved and associated with the Committee.
  - Non-Voting Members: Hud Voltz and Jeff Nye were unanimously approved as non-voting members of the Committee.
  - Resignations: Bruce Rawlings, Dan Tieri, and Nancy Kirchgasser resigned from the Committee, although they plan to remain involved with the Park. Dan specifically indicated his desire to continue managing and updating the Park's website. They were thanked for their service to the Committee.
  - Volunteer Crews. The crews for Construction, Trails, and Gardens will be listed on the BMP page of the Township's website. Sandy will provide an update for those on the Gardening Crew.

#### **Trails:**

- Direction markers have been placed at trail intersections. The markers were made by Jeff Nye.
- Scott put up some red trail markers.
- Tree were removed from the White and Red Trail areas.
- Additional trail markers (colored tree blazes) are being added to be sure of adequate coverage, or replacing those that have been lost.
- Charlie would like to add a bench at the far end of the Blue Trail (close to the Eastern Park boundary). The concrete ends and wood for the bench are already in-hand. The Sweeneys, who are neighbors to the Park at the end are open to providing access from their property to place the bench.
- It was noted that the stairs on the Yellow Trail leading up to the water tower need some attention. Carl and Rocky will try to facilitate the maintenance work for this, based on acceptance of the proposed construction protocol (below).
- A potential Eagle project was discussed. An idea is to place signage along the trails that discuss flora and fauna of the Park. The Scout is from Troop 8. Jim B will follow up with him.

#### **Construction: Volunteer Hours: 73**

- Removed a tree that was blocking a trail.

#### **Building A:**

- The South side windows and walls are complete; work on the North side is moving along.
- Some of the lumber in Building A was hauled to Rocky's wood mill to prepare it for installation in Building A. If he is short on materials, Rocky will donate the material needed to complete the first floor of Building A the proposed construction protocol (below) is accepted.

- Rocky presented his proposal for **Construction Protocol** for mill building work going forward. He would have the flexibility of setting all goals, priorities, scheduling, pace, specifications, where to work, when to work, and how construction is done (to be determined by the construction crew). The BOS will be kept informed through monthly BMP meetings. Work would proceed based on donated materials and/or as funds were available from the Township. Work would proceed through interaction with the Township's Zoning Officer. It was decided that a meeting should be set up with Kyle Scribner (the Park's liaison to the BOS) to discuss this protocol. Noah will facilitate setting up the meeting.
- **Lumber currently in storage:**
  - 4632BF, which is enough for:
    - The flooring for Building C (the main floor and the floor below that).
    - The exterior of Building C (West side).
  - Rocky is currently moving this lumber to one location in his mill, depending on acceptance of the proposed construction protocol.
- **Building F:**
  - Beth would like to install a hanging board to facilitate storage of gardening tools. The difficulties of this were discussed. The Construction Crew does not currently support his task.
- Gutters:
  - Bob was asked to look into prices for Building C gutters once specifications have been set (Jako is the suggested vendor for this). The backside gutters would be the priority.

**Garden Report:** Volunteer Hours: **NR** (no report)

- Weeding in Culp's Clearing.
- Mulching in the race.
- Irish Spring soap hung in trees.
- Wrapped trees in Clearing with tree wrap.
- It was noted that one tree in the Race Walk is badly damaged.
- The Gardeners will be using the 3<sup>rd</sup> floor of Building C (main floor) to repair ornaments and make the Christmas swags over the next two weeks.
- **Park Planting area map:** Noah presented an update of the park map outlining areas maintained by township vs park volunteers and areas that are planted by park volunteers. The update addressed comments made at the October Committee meeting.
- **Programs/Events:**
  - Proposed 2026 Schedule:
    - Owls: Jan 16<sup>th</sup>, Dawn White; \$400
    - Water Wonders: April 19<sup>th</sup>, Connie Nye; \$250
    - Geocaching: Feb/Mar?
    - Planting a Greenery Wall: April, Grett T; under \$300
    - Tree Walk: April, ROR; \$250
    - Amazing Adaptations: May 17<sup>th</sup>, Connie Nye; \$250
    - Common Senses: June 14<sup>th</sup>, Connie Nye; \$250
    - Forest Bathing: April 22<sup>nd</sup>, Holly Merker; \$100 (+/-)
    - Who's Bugging You?! (discovering what insects and what they do): Anita, Maria, Debbie; \$100 (+/-)
    - Yoga (4 sessions): Ann
  - BMP Committee Approvals:
    - The Owl program was approved at \$400 to come from this year's General Fund E&M budget.
    - The cost of the other proposed programs comes to an approximate total of \$1500, which is the amount budgeted for nature programs in 2026.

- Sandy wants to look into getting sponsors to run programs (e.g., Chris Uhler of Harmony Hill), but need to understand the Township's requirements for this.
  - Is it OK to promote sponsors on flyers for programs run by others?
  - Should we charge for programs?

**Expenditure/Reimbursements:**

- Reimbursement to Sandy:
  - \$13.77 for 12 pack Plastic Trimmer Blades for weedwacker (Ace)
  - \$19.05 for ribbons for holiday decorations (Hobby Lobby)
  - \$27.00 for 48 bars of Irish Spring Soap (Giant)
  - \$4.12 for cable ties (Hatts)
  - Total: \$63.94; The BMP Committee approved the reimbursement to come from the General Fund D&M budget.
- Purchase of Garden Tools from General Fund D&M budget:
  - Hori-Hori Knives (6)
  - Prunners (6)
  - Shovels (4)
  - The BMP Committee approved up to \$2K to be spent on these items from this budget.
- Purchase of plants from the BMP Grant Fund of the EB Foundation:
  - \$870 in pollinator plants (this is the balance remaining in the Beekeepers grant of \$1500 that needs to be spent by March 31 of next year).
  - The BMP Committee approved of this purchase.

**Miscellaneous:**

- Kimberton Whole Foods Round-Up for BMP: Jim B reported that April 2026 is our month for Kimberton's Round-Up program at their Downingtown Store.
- There is currently some vandalism along the trail behind the Buildings. This needs to be reported to the Police ASAP because the security tape over-writes itself.
  - This vandalism was focused on the fencing along the backside of the Buildings. Beth asked if the Township could reinstall/replace the fencing.
- Opening the West end of Culp Clearing (on the pathway beside Building B): Sandy was curious about the status of this opening.
- There was an inquiry from a Park visitor regarding the large beams that are being stored outside in the Building area. Carl indicated that they're not available, but agrees that they should be covered to protect them from the weather.
- Park Brochure:
  - The brochure for the Park still needs to be updated. Jim B will work with Noah on this.
- Yield Sign: It was noted that a Yield Sign is need on the Park side of the bridge at the East Entrance to give priority to vehicles entering the Park from Bondsville Road.

**Adjournment:** A motion was made and seconded to adjourn at 10:05 AM.

**Next BMP Committee meeting:** December 18, 2025.