

Bondsville Mill Park Committee Meeting, April 28, 2022

In attendance: Rocky Stone, Sandy Moser, Charlie Lindsay, Carl Capriotti, Doug Freeman, Jeff Nye, Joe Buccella, Dan Tieri, Nancy Kirchgasser, Bob Watts, Bruce Rawlings, Jim Buczala

Meeting start: 8:04

March Minutes: Approved.

Volunteer Hours for this month: 504 (504 Garden; Construction/Trails Crews report to follow meeting)

2022 Budget Status (through 04/27):

- General Fund: \$3008 spent; \$7244 remaining
- Capital Fund: \$6803 spent; \$68,197 remaining
- Capital Fund Garden Project (grants reimbursable): \$1736 spent; \$120,941 remaining for Phase II work
- BMP Committee approved the Financial Report

Construction Report:

Construction Crew volunteer hours this month: Will report hours after meeting

- **Garden Project:**
 - **Water System:**
 - Well water system into Building C is complete and flow tested: Approximately 50psi was run for 72 hours through a ¾" hose line into the mill race with no sign of losing water (pumped at about 20gpm).
 - Health Department requested that the water be tested for nitrates and bacteria; a sample was drawn and is at the lab for testing.
 - **Base Material for hardscape areas:** Continues to be placed, approximately 40% complete.
- **Tailrace:**
 - Rehabilitation of both walls complete for open portion of race; the remaining 12 feet will be inspected and possibly reworked.
 - 90ft are ready to be capped and covered (waiting on bridge repair).
- **Garden Crew Support:**
 - Amphitheater: support was given to spread stone for this area.
- **Fence:** It is realized that a fence between Culp's Meadow (the Garden Project) and the Mill Buildings will be needed for safety reasons.
 - The estimated cost of this is \$7K for 300 ft of galvanized fence 4 ft high, including gates and hardware.
 - An alternative material of plastic coated metal was discussed, estimated at \$6.8K. But this material would be a thinner gauge; the BMP Committee agreed that the heavier gauge galvanized metal fence would hold up better.
- **Miscellaneous:**
 - It was noted that Lower Bridge is inaccessible, which is causing delays in the tailrace completion and work on the garden hardscape. Permitting needed from the DEP for repair of the bridge is being held up by a Bog Turtle issue. Inbound material is required to move forward; sending back the rental equipment to wait for the bridge repair should be considered.
 - Various Wall Repair Discussions:
 - Headrace:
 - Repair of the wall will require work below the frost line (foundation work) before it can be repointed; we had an estimate of \$15K to perform this work two years ago. Sandy has an estimate of \$7K for a temporary repair; the

question of durability (how long it would last) was discussed. Sandy will follow up next month with input from Cane on this question (Rocky could also be available for this discussion depending on location).

- The headrace wall is historically significant and should be saved.
- The Foundation has \$8K in unrestricted funds available; we could consider it for this.
 - Capping of the boundary wall (for Garden Project area): Before capping can start, both sides of the wall should be chased to at least 2", with any loose or questionable stability repaired; the wall must be leveled; and pointing must be done. It was suggested that the forms currently being used to make the slabs for capping the tailrace be used for capping the boundary wall; this is not feasible due to size (2x6s are needed; 2x4s are being used for the tailrace work).
 - Thanks goes to members of the Construction Crew supporting the work of the Garden Crew.
- **Garden Project Schedule** (updated based on bridge repair issues):
 - Complete tailrace: 3 weeks from completion of bridge repair
 - Complete base for hardscape: 6 weeks from completion of bridge repair
 - Place modified stone (for hardscape): 8 to 10 weeks from completion of bridge repair
 - Amended soils: estimated completion 16 weeks after bridge repair (can start to receive soils 12 weeks after bridge repair)

Gardens Report: Garden Crew volunteer hours this month: **504**

- Work continues on the Amphitheater and cleaning out the Park's garden beds; Township is supplying mulch.
- Sandy requested \$3297.58 from the EB Foundation (Garden Funds) to purchase plants for the Amphitheater. The BMP Committee approved that this request should go to the Foundation Board.
- Debris along the pathway behind Building C: Sandy would like to have it removed. Rocky will move the debris when time permits. Rocky indicated that the quarry areas behind the buildings would need to be used to stockpile materials for the Building Rehabilitation work.
- **Beekeepers:** The corral for the apiary has been set up; not sure of when the bees will arrive.
- **Expenditure/Reimbursement requests:**
 - Sandy requested reimbursement of \$77.31 for:
 - Printing of laminating signs for the Tree Event (\$51.67)
 - Date stamper and labels for the Library (\$25.64)
 - Approved by BMP Committee
- **Library/Programs:** Nancy had to leave early, but Sandy gave a summary of her report to the Committee:
 - Books are now on the shelves, sorted by subject.
 - Book pockets: There is a card on file based on a code for the book (no names); Registration is required to borrow books (email address is asked for in this process).
 - Things are well organized.
- **Security System:** The Chester County Beekeepers Association is to take the lead on installation of this system (a donation to the Park).

Events (proposed schedule):

- April 23rd: Earth Day: The event turned out OK. The anticipated parking problem (space) was real. Sandy requested that the Township restrict parking in the Park's current lot during event days (they found other areas to park while the Twp did repairs to the lot after Hurricane Ida). A discussion of this did not result in a clear path forward on this. Many felt that a restriction would be difficult, as they have historically had use of the lot.
- May 7th: Downingtown Library's Fairy Houses
- Wild Ones executive board visit has been rescheduled (tentative)

- Wild Ones scheduled to visit the Park on July 30th.
- Considering on having a naturalist do a birding program.

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

- At their April 7th meeting, the BOS formally rejected the bid by All Seasons Landscaping due to the need to reschedule the plant supply to next year (associated with the Lower Bridge repair schedule).
- Jim B gave a summary of updates he and Hud provided on the Garden Project to the County and State Administrators. Updates to the progress on the project and to the schedule were provided; both are happy with the progress and understand the delays.

Trails Report:

- Put up another bench in the Park in the picnic area, and plan another one along the Blue Trail.
- Trails in good shape.

Marketing/Fundraising:

- Jim B will be making a presentation to the Chadds Ford Historical Society on May 19th.
- Beth will present on Zoom to the SE Chapter of Wild Ones on July 6th.

Lower Bridge Repair: Matt VanLew attended the latter part of the meeting to report on the interim bridge repair plans.

- Plans approved by.

Parking Lot:

- The residents are concerned about parking availability during events at the Park and weekends.
- Sandy is concerned about parking availability during events at the Park and suggested having the Twp limit parking by the residents on those days.
- A discussion of these perspectives on the same issue did not result on a clear path forward.

Miscellaneous:

- Hud continues to work with Aiddn's Heart Foundation regarding a donation of an AED to the Park; they are enthusiastic about it.

Adjournment: A motion was made and seconded to adjourn at 9:44 AM.

Next BMP Committee meeting: May 26, 2022.