

Bondsville Mill Park Committee Meeting, May 26, 2022

In attendance: Rocky Stone, Sandy Moser, Arne Jensen, Steve, Carl Capriotti, Nancy Kirchgasser, Beth Watts, Bob Watts, Bruce Rawlings, Jim Buczala

Meeting start: 8:02

April Minutes: Approved.

Volunteer Hours for this month: 408 (324 Garden; 84 Construction/Trails Crews)

2022 Budget Status (through 05/25):

- General Fund: \$4814 spent; \$5438 remaining
- Capital Fund: \$10,804 spent; \$64,196 remaining
- Capital Fund Garden Project (grants reimbursable): \$7272 spent; \$115,404 remaining for Phase II work (\$4861 of expenditures for the month from Petershiem for the water well work)
- Note that the amounts presented, above, for the General and Capital Funds are based on the monthly financial report from the Twp; \$3278 was assigned to the General Fund that should have been taken from the Capital Fund (equipment rental, diesel fuel, and stone). Jim will follow up with Lisa Valaitis to make the adjustments.
- BMP Committee approved the Financial Report

Library Report:

- Soft opening planned for June 20th
- We are up to 600 books, now (some are copies)
- Beekeepers are looking for a standard library; we will look to add a shelf for them
- Josh donated a 42" TV; Dan contributed to the hardware; Rocky will install. Electric must be run to the location.
- There is a mold/mildew problem in the Spinning Room that is a concern for the book and health of the visitors. Water in the basement is not uncommon.
 - Solutions were discussed:
 - Dehumidifier or AC "splits" were discussed, expecting that the cost would be similar (about \$2K); Rocky will get pricing
 - In the short run, placing fans on the first floor and basement of the Spinning Room will move the air and reduce the potential for mold growth.
 - \$250 was approved by the BMP Committee to purchase four fans (2 for 1st floor, 2 for basement)

Meeting Time: Adjusting the meeting time and date for our monthly Committee meetings was discussed to facilitate participation. It was decided to keep the fourth Thursday of the month, but adjust the start time to 7:30am. This was voted on and approved by the BMP Committee.

Construction Report:

Construction Crew volunteer hours this month: **84**

- **Building A:**
 - Assembly of water manifold started
- **Building C:** No Work
- **Garden Project:**
 - Work continues on stone walls for the ramp into the Garden (about 3' thick, tapering to 18" at the base); some of the historical cut capstone from the tail race will be used for the ramp

surface (will provide opportunity to present the material and a discussion of the tailrace to Park visitors).

- **Lower Bridge** work has been completed (as reported by Matt VanLew); it's now open for business!
- **Tailrace:** The tailrace walls have been rehabilitated to accept the cap stone for burial, however the potential for leaving a portion of the race exposed is, again, being discussed. This is now still an open issue.
 - Jim B will reach out to David Culp to get his input.
- **Garden Project Schedule** (update with bridge use now available):
 - June:
 - Pour caps and place over tailrace
 - Finish ramp into Garden, cap, and rough grade
 - Continue on base material placement
 - Start on placing 2B and 2B modified stone
 - July:
 - Complete base and stone placements
 - Complete drain system
 - Start on amended soil placement (mid to late July)
 - August:
 - Catch up on July work as required
 - Continue amended soil placement
 - September:
 - Continue amended soil placement
 - Start on hardscaped grass area soil placement
 - October:
 - Finish up on hardscape areas; top trails/roads with dolomite topping
 - November & December: Buffer months for completion of Phase II work
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- **Miscellaneous:**
 - Various **Wall Repair** Discussions:
 - Headrace (work scope and estimate):
 - Clear headrace along base of existing stone wall, extending 8ft Eastward
 - Excavate trench about 36" deep along the base
 - Tuck point and/or replace stone as needed to stabilize wall foundation
 - Install behind wall drains as required
 - Rebuilding wall and cap stone where required
 - Backfill and grade
 - Hurricane Masonry estimates \$14K for mason work and all scaffolding
 - Volunteers will do the excavation work, provide sand and mortar (type S)
 - Estimate is \$14K for the mason; \$1500 for supplies; and \$2500 for rental equipment
 - Garden Project Boundary Wall (work scope and estimate):
 - Expose base of wall along both sides and stabilize
 - Chase our existing pointing 2" or more, as practical
 - Rebuild to a height blending top of wall consistently
 - Cap wall with stone
 - Repair of the wall below the frost line (foundation work),
 - Repointing/rebuilding

- Hurricane Masonry provided an estimate of \$17K for all stone work and pointing
- Volunteers will do the excavation work, as required; provide sand and mortar (type S); provide all stone as required.
- Estimate \$17K for mason; \$1000 for supplies; \$2600 for rental equipment
 - It was agreed that this masonry work discussed above could not be done until 2023 and should be considered as part of next year's budget request.
- **Fencing:** A fence is needed along the length of the mill buildings to separate it from the Garden Project for safety reasons. Jim B will talk to Luke about getting the materials (summarized last month) ordered.
- **Parking Lot Area (Phase IV of Garden Project):** A meeting is set for June 1st to discuss the goals for the parking lot area and the kick-off planning for it. A temporary lot that could be used in the near term (before the formal lot is built) will be part of the considerations.

Gardens Report: Garden Crew volunteer hours this month: **324**

- Gardeners continue to work on the amphitheater and cleaning other garden beds. The Township provided mulch.
- **Beekeepers:** One hive is in place, with one security camera over it so they can monitor it.
- **Website:** Dan has been photographing the work being done on the South Bridge and will add it to the website when able.
- **Security System:** Many thanks to the Chester County Beekeepers Association for helping us get this system AND installing it. If not for the CCBA, the system would still be on our wish list. A summary of the system:
 - Four cameras are now live
 - All those that walk the trails asked to be on the alert for any damages (so that the system can be checked for any information related to it).
 - Video overwrites in 7 days; so copies of any sensitive time periods will need to be recorded/copied before then.
 - Police have reviewed the setup.
 - Trail cameras: Steve (from CCBA) can help with these. Goal would be to tie the trail cameras into the new wireless system.
 - There was a discussion of expanding the security system to cover Building C. Steve will look into this.
 - There's the potential for electronic head-counts (AI), which would be good information to have about Park usage for future grant applications.
- **Security Lights:** Three lights are currently out. Carl will look into it.
- **Expenditure/Reimbursement requests:**
 - Sandy requested reimbursement of \$117.59 for:
 - Labels for the Library (\$15.89)
 - Library Cards/Pockets (\$66.74)
 - Flags for Memorial Day (\$34.96)
- Approved by BMP Committee

Events:

- Downingtown Library Fairy Houses (May 21st); 8 families participated
- Wild Ones members are scheduled to visit the Park on July 30th
- Considering having a naturalist do a birding program
- An event teaming with the library on Beatrix Potter speaker

Concrete Pad / Horticultural Gardens (Grant Applications / Scope of Work): See notes, above.

Trails Report:

- Charlie reported by email (unable to attend meeting):
 - Removing tripping hazards from rocks.
 - Removed a tree that had fallen over the Lower Loop trail near the creek.
 - A park bench was added near the picnic table. It seems quite popular

Marketing/Fundraising:

- Jim B made a presentation to the Chadds Ford Historical Society on May 19th. It went well. He was given a \$100 speaking fee, which he will roll over into the EB Foundation for BMP Buildings.
- Beth will present on Zoom to the SE Chapter of Wild Ones on July 6th.

Miscellaneous:

- A dedication was held at the Township Building for the donation of an AED from the Aidan Heart Society. Hud reported that it went well.

Adjournment: A motion was made and seconded to adjourn at 9:30 AM.

Next BMP Committee meeting: June 23, 2022.