

Bondsville Mill Park Committee Meeting, September 29, 2022

In attendance: Rocky Stone, Sandy Moser, Charlie Lindsay, Doug Freeman, Carl Capriotti, Arne Jensen, Beth Watts, Bob Watts, Joe Buccella, Dan Tiery, Bruce Rawlings, Hud Voltz, Jim Buczala

Meeting start: 7:38

Volunteer Hours for this month: Garden Crew, **347**; Construction Crew ?

Building Use Discussion: The use of Buildings A and C were discussed at length at last month's meeting (see the minutes for the August meeting). It was decided that the issue would be tabled and voted upon at this meeting to allow time for everyone to consider the issues and what was discussed. The discussion was continued at this meeting towards resolution by the Committee. A summary of points brought to this meeting's discussion:

- Hud thinks it's a good idea to move the library to Building C when it's ready for several of the reasons mentioned last month.
- Arne doesn't think that there's enough space to share between a library and a welcome center library. He'd like to see Building A used as a passive space for visitors to review the displays and artifacts related to the history of the Mill and the region mill activity.
- Arne also pointed out that the interior of Building A is not yet finished, and that the building would need to be cleared for that work.
- Dan would like to see a plan on paper.
- In consideration of the discussions at this meeting and the August meeting, a motion was made to make Building C the permanent location of the Library. All present Committee members were in favor of this motion except Sandy, Dan, and Beth (9 for; 3 against).

Planning Committee: There was a discussion about the need to bring development ideas to the BMP Committee so that they can be fully considered and discussed prior to action being taken on them (e.g., the millrace garden). Jim B pointed out that work on the development of the Park has been done within the bounds of the Master Plan, with the Committee members in general agreement, and that there are currently only two big issues where there is differing points of view: use of the buildings (the issue, above) and whether there will be water in the millrace (to be discussed later in this meeting).

It was decided that a subcommittee should be created to discuss planning in detail, and that it should meet once a month between the BMP Committee meetings. The following people committed to be on that committee:

- Rocky
- Sandy
- Hud
- Jim B
- Bob
- Beth
- Arne
- Bruce

A motion was made to create this committee and the BMP Committee unanimously approved it.

August Minutes: Approved, as amended.

2022 Budget Status (through 09/28):

- General Fund: \$2999 spent; \$7253 remaining
- Capital Fund: \$46,071 spent; \$28,929 remaining

- Capital Fund Garden Project (grants reimbursable): \$54,159 spent; \$63,408 remaining for Phase II work (spending mostly related to the purchase of amended soil)
- **Note:** Earlier this month, 30 additional loads (25 yds/each) were calculated to be needed for the completion of the project (beyond what was previously approved). Prior to this additional need, Jim B estimated that we would be \$21K in the black for the Capital Funds (Park and Garden Project, combined); the cost of the additional soil is estimated to be almost \$35K. As such Jim B requested approval from the BOS for the additional soil purchase and for approval to increase the Park's Capital Fund budget by \$14K at their September 15th meeting; the request was approved. Therefore, although we currently have a positive balance in the funds, the money is essentially spent; we have no room for spending beyond what has already been approved.
- BMP Committee approved the Financial Report

2023 Budget Request/Scope of Work:

- Jim B submitted our budget request to the Township Budget Committee and is scheduled to present our request to them at their October 20th meeting.

Millrace Issues Discussion: There was a discussion about the desire of the Committee to have running water in the millrace. A summary of that discussion is as follows:

- Easements were granted by Rocky to the Township as part of his purchase of the Mill Owner's House at the top of the hill and the associated sale of property to double the size of the Park. These were executed in 2012 as part of that sale/subdivision process. Essentially, it provides access to the Millrace all the way up to the dam by placing the property boundary at the center of the Millrace.
- Beyond being an active example of how the race was used, it will relieve storm water flow across the surface of the Park that currently affects the area to the West of Building A.
- There was discussion of the potential for a water wheel, but with the maintenance issues associated with providing enough volume to turn a wheel, it was decided that a wheel would not be a goal in the short term. Looking at just having water flowing in the race (no wheel).
- The Millrace is a contributing resource to the historic Mill.
- Operation of the Millrace, with flowing water, will allow a tour of the race operation (sluice gates, etc) by Park visitors.
- It's estimated that the typical flow will be 3 to 4 inches deep under normal conditions.
- Concern was expressed about the garden that has been installed in the Millrace, and it was determined that the plants can handle some water, and that some of the plants in the base of the race may need to be moved. The investment of funds from the Hardy Plant Society will not be lost, as the plants will be maintained or moved.
- A motion was made for support of flowing water in the Millrace, in principal, with work on the details of how to do it while minimizing the impact to the garden that currently exists in the section behind Building A. All present BMP Committee members voted in support of the motion, except Joe, who voted no (10 for; 1 against; Sandy left the meeting during this discussion).

Construction Report:

Construction Crew volunteer hours this month: ?

- The work of the crew focused primarily on the Garden Project this month.
- **Garden Project:**
 - The Garden is complete to the mid dividing path, and has been turned over to the Garden Crew.
 - Should be able to complete it to the 2nd spoke on Circle path this Friday and turn over to the Garden Crew.
 - About 80 truck loads (approximately 25 yards, each) of amended soil have been placed.
 - About 50 Twp Truck loads of various stone specs have been placed.
 - 15 truckloads of amended soil are scheduled for delivery today or tomorrow.
 - Between 10 and 15 loads are anticipated for installation in late October.

- Target is to complete the West access ramp in the next 3 weeks and turn over the balance of the Garden to the Garden Crew by November 1st.
- Installation of the fence to start November 1st.
- Regarding the dolomite screening material to finish the trails, it makes sense to wait until all the plants are in next Spring before the finish material is placed.
- **Building C:** Due to cancellations and various other challenges regarding the Garden Project, some clean-up and organization work was done in Building C.
- **Equipment Rentals:**
 - One skid steer will be taken off the rental on Friday afternoon
 - The 2nd skid steer will be taken off rental upon completion of the ramp and the last loads of amended soil.
 - The excavator will be held until the fence installation is complete; likely the end of November.
 - Rocky's personal equipment will be used from then on out.

Gardens Report: Garden Crew volunteer hours for August, **375**; for September, **347**

- Watering the amphitheater plantings have been on the must-do list.
- Clearing of weeds from the wall of Culp's Clearing.
- Cleared out debris in the two latrines.
- Decorated for Fall and Chester County Day (cornstalks/bittersweet donated)
- Two new picnic tables in the stream-side area have been installed (plan to move them above the millrace after October 1st event.
- **Water monitoring program:** Tara from Stroud water met with six of the volunteers on September 12th; explained what to look for and the equipment options available. Sandy's registered for a DEP grants program on September 27th. Tara ready to return for Q&A in mid-October. Goal is to learn how to do this and create a program with Brandywine Wallace Elementary in 2023.
- Still tagging and releasing Monarch Butterflies on a daily basis.
- **Security:** Beekeeper Mark connected the donated monitor to the security system. Visitors can now readily see that there is security.
- **Website:** Dan to set up our own YouTube site.
 - Beth created a wonderful video on the Race Walk Garden and Amphitheater garden and submitted this to the Hardy Plant Society. (The HPS welcomes videos on projects that they have supported through their grants.)
- **Beekeepers:** October will be the last of the year for Beginning Beekeeper meetings on the first Tuesday of the month.
- **Eagle Scout Project:** Sandy met with Connor Riley, his father, and Beekeeper George. Connor is looking into making a story board on Honey Bees to be located near the Honey Bees' Corral.
- **Culp's Clearing:**
 - Looking to plant bulbs and trees starting the first week of November.
 - Sandy applied for a grant to buy six 6 ft long benches for the garden.
- **Amphitheater:** Expecting a check in October from AXA to cover cost of stone for flooring of the amphitheater and amphitheater plants.
- **Expenditure/Reimbursement requests:**
 - Sandy requested reimbursement of \$98.89
 - Deer deterrent and Irish Pring soap (\$25.41 + \$41.79)
 - Cable ties (\$4.12)
 - Fall decorative ribbon, etc (\$71.88 + \$5.76 + \$3.93 tax)
 - Sandy requested reimbursement of \$92.59 to directly to Jane's Flower Patch for pumpkins and straw.
 - Approved by BMP Committee

Events:

- Beth reported on the success of the West Chester Green Team event (Tallamy Chester County Grows Event at CCHC) on August 27th. It went well, the group was well received, and a lot of connections were made.
- October 1st: Chester County Day. BMP is a picnic stop on the tour. Plan to set up information tables, and have water and snacks on hand.
- October 9th: EB Twp Harvest Festival at the Community Park. Sandy has reserved two tables for the Park (one for the Monarch group and the other for Mill information). Need canopies and tables.
- Talking about scheduling activities next Summer.
- David Culp is having an event on meadows at the Township Building on October 12th. Billed as a fundraiser for the gardens.

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

- DCNR needs to see an ADA parking space in our existing parking lot to satisfy their first round grant (Phases I & II of the Garden Project). Luke will be having the Township (Matt VanLew) do this work as a change order for the Township's paving work this year. Scheduled for installation in October.
- **Phase III Update:**
 - Malco Landscaping, Inc, of Harrisburg, PA was the low bidder for the plants at \$58,348.21. This bid was accepted by the BOS at their September 15th meeting.
 - We will need a point person for the order and delivery logistics for the plants (trees and bulbs scheduled for delivery in October; balance of perennial plants next spring). It makes the most sense for Sandy to take the lead on this.

Marketing/Fundraising:

- Jim B made a presentation about the Park to the Christ Memorial Lutheran Church in Malvern on September 13th. This yielded a \$100 donation to the EB Foundation for the Park.
- The last edition of the Mile Marker had good coverage regarding BMP.
- The Gardening Crew is donating a Monarchs and More auction packet to the West Chester Green Teams' annual auction/fundraiser to be held the end of November.

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

Next BMP Committee meeting: October 27, 2022.