



**VALPARAISO/CENTER TOWNSHIP BOARD OF PARKS & RECREATION**  
**Regular Meeting Minutes**  
**May 27, 2025**

The regular meeting of the Valparaiso Park/Center Township Board was called to order at 6:00 p.m. on Tuesday, May 27, 2025, at the Forest Park Golf Course Welter Room. President Tim Warner presided.

Members present: Tim Warner, Kevin Cornett, Mark Hardwick, Martin Sonnenberg, Don Clark and Kay Magnetti. Also present were Park Director Kevin Nuppnau, Assistant Director Tristan Leonhard, Director of Events & Venues Dan McGuire, Recreation Superintendent Madison Bell, Venue Director Maeve Crowley, Administrative Assistant Tracy Betustak, Guest Presenter Chuck Lehman and Paul Reed. Councilwoman Diana Reed arrived at 7:32 pm.

**MINUTES:**

Motion: Mark Hardwick made a motion to approve April 29, 2025, regular meeting minutes as presented. Martin Sonnenberg seconded the motion. A voice vote was taken and unanimously carried.

Motion: Mark Hardwick made a motion to approve May 13, 2025, special meeting minutes as presented. Martin Sonnenberg seconded the motion. A voice vote was taken and unanimously carried.

**PUBLIC COMMENT:**

None.

**COMMUNICATIONS:**

**Valpo Parks Update** - Kevin Nuppnau shared that due to some public feedback, the Park Board agenda will be shared on the city website prior to each monthly meeting.

Due to some recent incidents involving golf carts sustaining damage and golfers sustaining injuries, our new protocol is to call the Valpo Police Department to make a report for our staff.

We are working on a comprehensive list of Park Rules and we should be able to share that with you at the next meeting. It will then go to City Council to become an ordinance and it will be enforceable.

**Valpo Parks Foundation Update** - Kevin Cornett – Registration is open for Creekside Classic on July 17<sup>th</sup>. Party in the Park is next Friday. All proceeds are going to the Fee Assistance program. If you haven't purchased your tickets yet, please do so.

**Ogden Gardens Watercolor Art Presentation** – Kevin Nuppnau introduced Mark Zimmerman, Valpo resident. He does watercolor paintings as a hobby. Mark presented the Parks Department with a watercolor painting of Ogden Gardens. He also recently donated a painting to the guest Veteran speaker at the Park Foundation's Memorial Day service, Michael Thomas.

**Recreation Impact Fee Study** – Chuck Lehman of V3 Companies gave a presentation on our Impact Fee Study.

Motion: Mark Hardwick made a motion to recommend the study as presented by Chuck Lehman. Martin Sonnenberg seconded the motion. A voice vote was taken and unanimously recommended.

**CPP Ice Rink Presentation** – Maeve Crowley presented the recap of the ice season at Central Park Plaza.

**FINANCIALS:**

Tristan Leonhard reported that the General Fund Balance as of April 30, 2025, is \$338,529. The NRO Balance is \$599,857. The total balance of the two funds is \$938,387.

Looking at the appropriations for the department General Fund everything fell in line for May. Year over year most of the counts are slightly ahead. On the Fund Report just a quick note that as of April 30 in the NRO's it looks like there's a high disbursement but that was one of our NRO transfers of \$400,000. In the Joint Park Fund there was a \$1,500 disbursement to Stratelign for the feasibility study. Tristan also noted on the NRO sheet, the Forest Park expenditures were large, as those were for the cart path project. Fun Fact: Rogers Lakewood has been incredibly popular this year. In 2024, April year to date it was about \$23,000 in revenue. This year it is \$37,000.

Motion: Mark Hardwick made a motion to approve the financials as presented. Kevin Cornett seconded the motion. A voice vote was taken and unanimously carried.

**CLAIMS:** Tim Warner advised that claims documents were provided to members in advance of tonight's meeting. There were no questions.

Motion: Martin Sonnenberg made a motion to approve all presented monthly claims subject to appropriations balances. Mark Hardwick seconded the motion. A voice vote was taken and unanimously carried.

### **DIVISION REPORT:**

The Division Report was provided to the Members in advance of tonight's meeting for their review. There were no questions.

### **BOARD ACTION:**

**NRO Transfer** – Tristan Leonhard – We are asking for an NRO loan to the General Fund up to \$250,000. We will use some of it, but it just depends on when the tax draw comes in.

Motion: Mark Hardwick made a motion to approve the \$250,000 NRO loan to the General Fund. Kay Magnetti seconded the motion. A voice vote was taken and unanimously carried.

**MOH Additional Appropriation** – Tristan Leonhard – At the beginning of the year there were funds within the County that were transferred to Parks for startup costs. There was a significant amount of cost to update the system, get everyone computers, cameras, website, etc. totaling \$59,140.20. We are asking for an additional appropriation of \$59,140 to make that whole.

Motion: Mark Hardwick made a motion to approve the additional appropriation of \$59,140. Kevin Cornett seconded the motion. A voice vote was taken and unanimously carried.

**Indiana Beverage Naming Rights** – Kevin Nuppnau reminded the Board that in our 2022 Sponsorship Policy, any sponsorship exceeding \$25,000 needs Park Board approval. The Leetz Family of Indiana Beverage would like to renew their naming rights deal for the Indiana Beverage Activity Center for another 10 years. That will renew in January 2026 at an amount of \$300,000 over 10 years. We ask for approval to engage with our legal team to create a new agreement.

Motion: Martin Sonnenberg made a motion to approve moving forward with creating a new agreement. Don Clark seconded the motion. A voice vote was taken and unanimously carried.

**Sports Facilities Companies Consulting Agreement** - Kevin Nuppnau presented phase 2 of the agreement with SFC. Phase 2 is to issue an RFP for a design build contractor to begin the design process of that project. If approved, we will begin to have more public awareness of the project and release information on what's to come and how the public will be involved. There's been a lot of work done internally to make sure it's a feasible project and that we're doing it the right way. We ask approval for the \$810,000 contract with SFC. It will go from now until we open the facility, with SFC looking out for our best interests. Discussion ensued on the project, with concerns. Kevin addressed questions explaining that we have an exit at any point during this contract. There will be ample space in the building to allow other private and public entities in to help drive revenue. We will be able to consolidate some of our programs into one building, eliminating costs from their current facilities. All of our projections are on the more conservative end of the spectrum.

Motion: Martin Sonnenberg made a motion to approve the Phase 2 contract with Sports Facilities Companies. Don Clark seconded the motion. A voice vote was taken and unanimously carried. Kevin Cornett abstained from voting.

**Banta Center Resolution-** Kevin Nuppnau presented a resolution for the Joint Park Board to dispose of real property in reference to the Banta Center. This resolution is to give the Park Department the ability to go out for RFP to solicit proposals for reuse of the Banta Center. Tonight, if the resolution is approved, we would announce we're going to release the RFP. Then two months are given for responses to the RFP. July 29<sup>th</sup>, at the Park Board meeting we would open the proposals received. A review committee will take them under advisement and review them, select two of them, review them internally, then provide a recommendation to us to then present at the August 26 Park Board meeting. Motion: Mark Hardwick made a motion to approve the Banta Center Resolution. Kevin Cornett seconded the motion. A voice vote was taken and unanimously carried.

**OPEN TOPICS:**

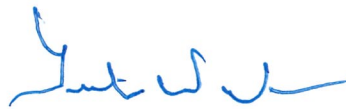
**rePLAY Project Update** – Kevin Nuppnau gave an update on current park projects.

- Foundation Meadows – The playground is erected and they are putting in the pour-in-place surface. We are planning a ribbon-cutting for June 6.
- Fairgrounds Park – Almost done. Front and back doors were put on Butterfield Pavilion. We are going to do some drainage on the east and west sides of the building. We should be complete by Mid-June.
- ValPlayso – Pickleball courts are seeing significant progress. We are planning on a July 18 substantial completion. There will be a lull because once everything is poured it has to sit for about 30 days so it can cure properly. Also, Tri Kappa, ten years ago, painted the features at the ValPlayso playground. Some of the same ladies have come back, ten years later, to repaint the elements. We are thankful for their donation of time and money toward the supplies. It looks really nice.
- Tower Park – We went out for bid and have accepted the bid by New Tech Construction. Additionally, part of the basketball court is ready to be replaced. It is getting a new surface and the stencil is being repainted on top.
- Kirchhoff Park – We are on schedule to go out to bid on June 3<sup>rd</sup>.
- Rogers Lakewood – The retaining wall was improved. Some trails were updated.
- Will Park – We installed three disc golf baskets and they are getting used regularly.

**Golf Irrigation Project Bid Update** – Tristan Leonhard announced that we opened the bids at the May 13 Special Park Board meeting. At the Board of Works meeting last week we accepted the bid from George E. Ley Company. They would start in late February/early March of 2026. It's about a 100-day project but it should only impact one hole at a time. We are now going to be working on getting the actual water out to the irrigation systems, so at Forest Park we have to get a brand new pump house and also some new electrical upgrades.

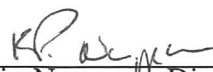
**ADJOURNMENT:**

There being no further business the May 27, 2025, Park Board meeting adjourned at 7:55 p.m.



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Tim Warner, President

ATTEST:

  
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Kevin Nuppnau, Director