



## Regular Meeting with Work Session July 29, 2024

**Call to Order:** The Board met in person in Council chambers at Richfield Village Hall. The meeting was called to order at 6:32 p.m. by Anita Gantner, Board Chair.

### Pledge of Allegiance

### Roll Call

**Present:** Anita Gantner, Mike Lyons, Steve McPeake, Holly Price, Mark Robeson, Mike Selig, Dave Wehner

**Also in Attendance:** Park Director John Piepsny, Administrative Coordinator Polly Wheeler, 14 other attendees, and 2 attendees by Zoom

### Work Session

#### 1) Utility vehicle discussion

Mr. Piepsny presented the need for another vehicle, more reliable and appropriate than the two current golf carts. These are used for park maintenance, during events, and to transport wedding guests. Mr. Piepsny mentioned the issues with the current carts and presented two quotes for utility vehicles. Although a new vehicle is not in the current budget, the park could get a 5-year loan at 5.25% to purchase a vehicle with about a \$500 monthly payment, including interest. He asked the board to consider this.

Ms. Gantner mentioned that the park does not charge wedding parties for golf cart service. Mr. Piepsny responded that a package system is being considered, in which different options are offered for a fee. A discussion followed of clients' expectations and what is promised for reservations, including reservation of Amity Lawn for a ceremony.

Mr. Wehner and Ms. Price asked about the specifications of the proposed vehicle. Ms. Price reminded the board of the need for money in other park areas and the expense of a vehicle and loan.

Mr. Wehner asked if the venue competition provides this transportation service and suggested that the park could lease a cart seasonally. Mr. Robeson asked if there is any upside to the park for this type of vehicle.

Ms. Gantner asked Mr. Piepsny to find out how much other venues charge to transport guests.

#### 2) Park shelters

Mr. Piepsny exhibited a chart of shelter usage to date since May 1, 2023. He asked the board to consider several questions:

- a) Does the park need all of the shelters?
- b) What should shelters look like going forward?
- c) Should a larger shelter be constructed to hold 60-80 people? Currently there is not one of this size, except possibly the Summer Barn, but it is very dusty and not suitable for most gatherings.

**Comments from the Floor:**

Doug Wisneski (N. Median Line Rd) said that the Friends group is working on getting electricity to the Mable Smith shelter.

**Regular Meeting****Approval of Minutes**

Minutes of June 24, 2024 regular meeting were approved.

**Standing Committee Reports**

**Governance:** Mr. Lyons reported that an amendment to the bid and purchasing policy is on the agenda, recommended by the Governance Committee. Later in the report, Mr. Lyons recommended the passage of Resolution 7-2024 to approve this change.

A brief discussion of progress on the Friends MOU followed. Mr. Lyons said that the committee needs feedback on it from the board, as well as direction going forward. Mr. Lyons reviewed the agreement as rewritten, beginning with the responsibilities of the parties. He asked the board to determine whether the document captures what the board wanted in the agreement. Mr. Lyons stated that individual work programs would be addressed outside of the MOU with separate agreements.

The rest of the board contributed their comments:

Mr. Selig asked how much feedback the Friends have given on this document. Ms. Price replied that members have been present at the meetings, but the document has not been distributed to the entire Friends group.

Mr. Selig stated that he likes the conciseness of the new document and wondered if it could be further reduced. Ms. Price said that the committee intended to present a broad framework and that projects would be outside of it.

Discussion of fundraising and coordination of efforts followed. The Friends' fundraising of money for RHP should be represented as the board would want them to be. Greater coordination should be achieved to reduce conflict of purpose. Fundraising is a big factor in the agreement.

Mr. Wehner said that the agreement, as it stands, embodies what the committee intended. Mr. McPeake mentioned that fundraising efforts are covered under Section 3.2, stating coordination of efforts.

Regarding a recent request to the Friends for air conditioning funds, Ms. Price stated that the board, as a whole, never discussed this request. She said that the board has not had a discussion with the Friends about general fundraising for the park. Purpose and alignment are key to this agreement, and the current agreement does expire at the end of this year. Mr. Lyons and Ms. Price agreed that there needs to be coordination with RJRD if the Friends are representing themselves as raising funds for the benefit of the park.

**Grants & Fundraising:** Mr. Selig reported that the application for the \$150,000 grant for Buckeye Trail improvements has been approved.

The next Grants & Fundraising Committee meeting will be before the September board meeting.

**Administration Report:**

Mr. Piepsny presented a slide show of the completed rooms in Amity House. He said that the staff is still working on options for cleaning services.

Ms. Price asked if Amity House will be part of the wedding venue only, or an AirBnB style for customers to stay the night. Mr. Piepsny confirmed that it will be available to the public for rental, not through The Lodge at all, and it has the potential to be quite full. In the meantime, three of ten brides in recent Lodge bridal tours have requested to be able to rent Amity House as well.

Mr. Piepsny presented a draft business plan for Amity House. He said that he wants to add a 10% commission to Shari Green's contract for Shari showing Amity House. A discussion of Amity rentals and the business plan followed. The Governance Committee will review the current contract and determine how this proposal fits with amending it.

Mr. Piepsny reviewed the recent volunteer efforts, including CESO and 84 Lumber corporate groups.

**Oviatt House Inc. quarterly report:**

Bob Hooper presented the current progress on the house, including framework improvements, trim and color choices, and wall and ceiling colors. Sandstone paving slab installation, foundation tuckpointing and repair, and regrading around the foundation have also been completed.

602 volunteer hours were logged in the second quarter.

Reporting on progress on the museum, Mr. Hooper reported that the group has received one grant from Network to Freedom that provided for two interns paid \$500 each to work on establishing the museum.

OHI finances are as follows: balance at beginning of quarter on 3/31/24 was \$77,995.27. There was \$1,193.50 in income and \$5,263.55 in expenses, leaving a balance of \$73,925.22 on 6/30/24.

**Treasurer Report:**

Mr. Wehner reported that there was \$602,000 in the bank at the end of June. There were \$18,000 in outstanding checks and \$2,000 in miscellaneous charges, leaving \$582,000 available. \$266,000 is restricted to the bond fund, leaving \$316,000 for operating and Lodge funds. There was \$12,000 in cash inflows, including \$10,000 from The Lodge and \$2,000 from programs, rents, and miscellaneous donations.

For the budget through the end of June, in the operating fund, \$135,000 has been spent, which is 60% of the year's budget. For the Lodge fund, \$85,000 or 53%, and bond fund was \$226,000 or 57%.

Cash outflows were \$39,000, including \$13,000 for insurance, \$7,000 for miscellaneous repairs and maintenance, \$6,000 for payroll, \$3,000 in professional services, \$3,000 in commissions, \$1,000 in utilities, \$1,000 in sundry and office expense, and \$5,000 in engineering services.

For the budget, the operating fund has expended \$149,000 (55% of the budget), the Lodge fund has spent \$49,000 (38%), and the bond fund has spent \$118,000 (29%).

**Old Business:**

Ms. Gantner introduced and reviewed Resolution 07-2024: A resolution to modify the Contract & Bid Policy.

**Motion:** Mr. Wehner moved to approve Resolution 07-2024. Mr. McPeake seconded.

**Discussion:** Mr. McPeake asked why the limit increase percentage is stated specifically in the resolution. Mr. Lyons replied that this is clearer than having to go look up the new limit every time project is necessary.

**Motion passed:** Ms. Gantner (yea); Mr. Lyons (yea); Mr. McPeake (yea); Ms. Price (yea); Mr. Robeson (yea); Mr. Selig (yea); Mr. Wehner (yea).

**New Business:**

The next Governance Committee meeting is scheduled for August 19, 2024 at 6:30pm.

**Announcements:**

The next regular board meeting will be on August 26.

The Amity House "First Night" raffle tickets are available through August 1.

The Olympic Marathon Challenge, in cooperation with the Village of Richfield Parks & Recreation Department, is open through August 11.

Ms. Gantner reported that she had a very productive meeting with the Ohio Operating Engineers. [They are located across from the northwest corner of Richfield Heritage Preserve and have been very helpful to the park in the past.] During the meeting it was agreed that they will accept no requests for work in the park except from the park director or the maintenance supervisor.

**Comments from the Floor:**

**Corey Ringle** (Hawthorne Dr and Friends of RHP) gave the monthly update on the Garfield Hall project. She said that, as a resident, she appreciates the savings to taxpayers by the volunteers' efforts.

**Lynn Richardson** (Bedford) told a story about recent visitors to Kirby's Mill. They were State Historic Preservation Society members and were thrilled to see the Mill. The visitors offered three points of information, including that there is a way to make historic tax credits available. Projects are routinely bundled together for tax credits. Ms. Gantner asked Ms. Richardson to review this information with the board outside of the regular meeting.

**Adjournment:**

**MOTION by:** Mr. Wehner moved, seconded by Mr. McPeake, to adjourn the meeting.  
**MOTION PASSED:** Vote taken by voice, which was unanimously yea.

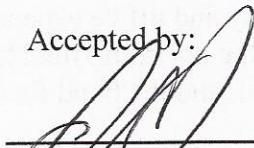
Meeting adjourned at 8:30 p.m.

Submitted by:



Polly Wheeler, Administrative Coordinator

Accepted by:



Anita Gantner, Board Chair