



**Regular Meeting with Work Session
August 26, 2024**

Call to Order: The Board met in person in Council chambers at Richfield Village Hall. The meeting was called to order at 6:30 p.m. by Anita Gantner, Board Chair.

Pledge of Allegiance

Roll Call

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

Excused: Holly Price

Also in Attendance: Park Director John Piepsny, Administrative Coordinator Polly Wheeler, about a dozen other attendees, and 3 attendees by Zoom

Work Session

None

Regular Meeting

Approval of Minutes

Minutes of July 29, 2024 regular meeting were approved.

Standing Committee Reports

Governance: Mr. Lyons reported the planned committee meeting was cancelled, so there was no report.

Grants & Fundraising: Mr. Selig reported that the committee met at 5pm, just before the board meeting. They discussed the pedestrian bridge across the upper lake dam and the funding for that project, as well as future grant opportunities and the ongoing erosion of the creek by High Lea shelter.

The committee also discussed the possibility of renaturalizing the pool and surrounding area, forming a wetland. In a meeting with representatives from ODNR, the representatives said that the project could be done in-house by the park, rather than with grant funding. Mr. Selig asked if the board is interested in pursuing this project. It would involve removing the pool house, which would incur the expense of dumpsters, breaking up the concrete, and filling the pool. ODNR said that the concrete pool basin might not hold water at this point, so the area could end up becoming a field. Mr. Selig said that the committee is waiting for board feedback. He will bring back anticipated project costs to the next board meeting.

Ms. Gantner pointed out that there are extensive utilities available at the pool building and asked if there is another use for the building, such as a maintenance garage. Mr. Selig responded that there are other structures available for this purpose and others.

Administration Report:

- 1) Mr. Piepsny referred to a sample contract, between CVCC and a partner organization, that was forwarded to the board for consideration. He reviewed the proposed partnership, which would include the help of up to 24 students per day for two hours per day. Some of their available programs are construction, graphic design, and, beginning in 2026, landscaping. The students plan to help with Oviatt House and other areas of the park. CVCC also has a power equipment program for golf carts and other vehicles. They will begin working on the park's vehicles on August 29, 2024. A contract is not needed for these repairs.

Mr. Wehner said that a separate agreement would be needed with Oviatt House in order for CVCC to assist there, due to the lease that is in place. He stated that Oviatt House Inc. would be the operating entity of the structure at this time. Mr. Wehner also said that CVCC needs to review a copy of this lease.

Mr. Selig asked if all students would need to sign the park waiver of liability. Mr. Piepsny replied that they would, and that there is also a CVCC waiver that they sign to participate in CVCC activities.

- 2) Mr. Piepsny asked that the board consider talking about the contract with Shari Green, adding an amendment for Amity House showings to prospective clients. He said that showings by staff members would not count toward Ms. Green's commission.

Mr. Lyons commented that the board could make their decision retroactive following the Governance Committee meeting, stating that this is a timing issue.

Treasurer Report:

Mr. Wehner reported that there was \$576,000 in the bank at the end of July. There were \$4,000 in outstanding checks, with \$573,000 available. \$267,000 is restricted to the bond fund, leaving \$306,000 for operating and Lodge funds. There was \$31,000 in cash inflows, including \$29,500 from The Lodge and \$1,500 from programs, rents, and miscellaneous donations.

For the budget through the end of July, in the Lodge fund, 71.7% of the year's budget has been received. For rents and programs, 60.6% of the budgeted amount has been received. There was no bond fund activity in July.

Cash outflows were \$32,000, including \$13,000 for payroll, \$11,000 in reimbursement to the Village for director's expense (professional services), \$1,000 in utilities, and \$6,000 in repairs and maintenance. For the Lodge fund, \$8,000 was spent in July. This includes \$2,000 in payroll, \$7,000 in commissions, and \$2,000 in repairs, maintenance, and utilities.

For the budget, the operating fund has expended \$181,000 (67.2% of the budget), and the Lodge fund has spent \$58,000 (44.9%), year to date.

Old Business:

None

New Business:

The Amity House "First Night" raffle raised \$2,050 for the air conditioning project. The Friends are supplying funds made by a generous donor, for a total of \$3,950 to complete the project. The air conditioning will be installed in Amity House tomorrow. Mr. Don Laubacher won the raffle prize of the first night's stay in Amity House.

Announcements:

The next regular board meeting will be on September 23.

Comments from the Floor:

Corey Ringle (Hawthorne Dr and Friends of RHP) gave the monthly update on the Garfield Hall project. She expressed her thanks and said that concrete bags of cement for a new retaining wall were recently moved: 12 tons in 10 hours by 6 people. The chimney is being tuck pointed, the timber frame is stabilized, the floor has been relaid, and other improvements have been made.

Pat Norris (Humphrey Rd) introduced Dr. Phil Wynerka, PhD, and his son, Aiden, who is fulfilling a requirement for his government class at North Royalton High School by observing a governmental board meeting. He gave some background on Dr. Wynerka's previous involvement with and programs in the park.

Corey Ringle (Hawthorne Dr) spoke again, asking if the Cuyahoga Valley Career Center has a registered architect available for their projects, suggesting that the Friends could offer a partnership to help with these. Mr. Piepsny replied that CVCC does have an architect, as well as curriculum for the students.

Adjournment:

MOTION by: Mr. Lyons moved, seconded by Mr. McPeake, to adjourn the meeting.

MOTION PASSED: Vote taken by voice, which was unanimously yea.

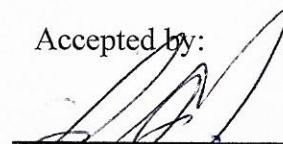
Meeting adjourned at 6:57 p.m.

Submitted by:



Polly Wheeler, Administrative Coordinator

Accepted by:



Anita Gantner, Board Chair