



Regular Meeting with Work Session December 16, 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 Mike Selig, Board Vice-Chair.

Pledge of Allegiance

Roll Call

Present: Mike Lyons, Steve McPeake, Holly Price, Mike Selig, Dave Wehner

Excused: Anita Gantner, Mark Robeson

Also in Attendance: Park Director John Piepsny, Administrative Coordinator Polly Wheeler, Village rep Sue Ann Philippbar, Township rep Don Laubacher, about 10-12 other attendees, and several attendees by Zoom

Regular Meeting

Minutes

Minutes of October 28 regular meeting were approved as submitted. Minutes of November 6 special meeting were tabled until the January regular meeting due to changes requested by Ms. Price.

Standing Committee Reports

Governance Committee: There has been no meeting, so there is no report.

Fundraising/Grant Writing Committee: There has been no meeting, but the next meeting is planned for January 13 at 5pm. The committee has continued to work on a Recreational Trails Grant opportunity for an accessible trail in The Lodge area. This would be a \$150,000 grant with an 80% match and has a deadline of March 15.

Administration Report:

Mr. Piepsny said that the sand used in the wastewater treatment plant when it was renovated was incorrect and has not passed EPA approval. Mr. Piepsny is looking into any warranty by the installing company.

The Ohio Operating Engineers have offered to help with the bridge projects, including removal of the lower lake bridge that is currently closed.

MOTION: Mr. Selig moved to enter into executive session for the sole purpose of considering the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or official; Mr. McPeake seconded.

MOTION PASSED: Vote was taken by roll call: Mr. Lyons (yea); Mr. McPeake (yea); Ms. Price (yea); Mr. Selig (yea); Mr. Wehner (yea).

The board entered into executive session at 6:35pm.

The board returned from executive session at 7:21pm.

Mr. Piepsny discussed the 2025 budget. It is similar to the 2024 budget, except that there is \$150,000 coming in from the state capital funding and \$60,000 from the ODNR funding for the upper lake bridge. \$160,000 is listed here for the expenses for the state capital project, so the difference to the park is \$10,000 as required by the terms of the funding.

The Roetzel contract cost for legal services has increased to \$300/hour. \$2,000 additional was added to this line item for 2025.

Ms. Price pointed out that a line item was added for Amity House to track revenue and expenses. Mr. Wehner said that he is in agreement with this approach.

Treasurer's Report

On November 30 the balance in the bank was \$576,000, with \$5,000 outstanding checks and adjustments. This left \$571,000 cash available, broken down to \$184,000 in the bond fund and \$387,000 in all other funds.

Cash inflows in November were \$21,000, from the following sources: \$1,000 in property tax allocations, \$17,000 in Lodge rental fees, and \$3,000 in miscellaneous, program fees, and cell tower revenue. 109% of the budgeted operating fund has been received, 128% of the budgeted Lodge revenue, and 109% of the budgeted bond fund receipts.

Cash outflows for the month of November were as follows: \$170,000 in bond principal, \$114,000 in bond interest, \$6,000 in salary related expenses, \$5,000 in legal expenses, \$1,000 each for advertising and internet/technical support, \$2,000 in utilities, \$6,000 in repairs/maintenance, and \$5,000 in commission, for a total of \$315,000. Of the budgeted expenses, the operating fund stands at 90%, Lodge at 885, and bond at 98%.

For the month of October [not reported earlier due to the cancellation of the November meeting], cash inflows were \$17,000. These were from the following sources: \$13,000 Lodge, \$1,000 rents, \$2,000 homestead credit, and \$2,000 programs/rentals/miscellaneous. The cash outflows for October were \$45,000.

Old Business

Upper Lake Bridge Project

Gannett Fleming Professional Services proposed to charge \$13,400 for management of the upper lake pedestrian bridge project. [As part of the dam renovation projects,] the company already did the

engineering for the attachments of the I-beams to the abutments. Gannett Fleming would have to do engineering for attachment of the specific type of bridge to the abutments, once the type of bridge has been decided, so that once the bridge is delivered it can just be assembled and put in place.

Ironworkers Local 17 has agreed to dismantle the current pedestrian bridge and help attach the new bridge to the abutments when it is ready. The lead time is 3-4 months for receiving the bridge once ordered. Mr. Piepsny wants to determine what type of bridge is desired and bring the proposal to the board in January for approval so the bridge can be ordered. Mr. Piepsny recommended that the board not opt for matching the bridge to historic standards, which would be an additional cost of about \$2,000. The project is complicated due to the dam.

Ms. Price asked if the park already has bridge proposals, which Mr. Piepsny confirmed. Mr. Selig said that Gannett Fleming is familiar with our bridges, and another company would have to redo their work. Mr. Lyons reiterated that Gannett Fleming is not designing the bridge, just overseeing its replacement due to the specialized knowledge required.

New Business

- 1) Ms. Lynn Richardson and Ms. Corey Ringle offered a presentation on behalf of the Friends of RHP. They asked that the board extend the current MOU for 6 months to allow for further discussion. They reviewed the beginnings and history of the Friends group and reminded the board that the group picked up the slack in funds for some park projects.

Mr. Selig thanked Ms. Richardson and Ms. Ringle and said that the MOU agreement with the Friends will expire soon, and the Mill work agreement has expired. Based on discussions with the Friends in previous meetings that they would prefer to be project based, his recommendation to the rest of the board is not to renew or extend either of these agreements, stating that the work that the Friends have already done is appreciated. Mr. Selig said that the Mill is nearing completion, and the rest of the work on it can be done under the direction of the park director. He hopes that the park can continue to use the services of the Friends on park structures utilizing individual work agreements. However, there have been continued struggles with roles and responsibilities, fundraising, volunteering and programming. Friends volunteers can continue to volunteer through the park volunteer system already in place. Mr. Selig asked the board for any further comments on the expiration of the two agreements.

Mr. Lyons said that the current MOU is not very operational, and there is no necessity to take action on it. Individual work agreements make sense, authorizing projects as they come up. It doesn't change the practical relationship to allow the MOU to expire. Mr. Wehner and Mr. McPeake concurred.

Ms. Price said that it would be important to look at the Mill agreement since the Friends have funds restricted to that project, as well as a grant application under review for that project. She agreed that allowing the MOU to expire is not detrimental to either group but that it would be a good idea to look at what are the agreements going forward to continue the partnership with the Friends group.

Mr. Selig stated that, based on the discussion of the board, no action would be taken on the MOU with the Friends of RHP.

- 2) Mr. Robert Hooper of Oviatt House Inc (OHI) presented a proposed Wagon Barn project, showing pictures of the proposed barn and describing its construction, location and uses. He also stated that they want to build an indoor restroom in the Oviatt House. For the \$100,000 state capital funding that OHI received, a \$50,000 match is required.

Mr. Selig asked about the use of the overhanging roof portion on the barn and about the frequency of viewing opportunities of the wagon stored inside. The public wants to be able to look inside park buildings and see park assets. He also asked about matching the look of the barn to the house, as opposed to letting it blend into the environment instead, like old barns do.

Mr. Lyons asked questions about the state capital funding and the costs of improvements. Ms. Prices said that the OHI lease agreement should be reviewed to be sure that any formal requirements are met.

- 3) Quotes for 2025-2027 contracts

Mr. Piepsny presented options and quotes for water testing and waste water testing.

- a) For water testing, Mr. Piepsny recommended continuing with JG Environmental. There were no issues, and JG is cheaper after adding weekly testing. Ms. Price asked for clarification on the quote. Mr. Piepsny said he will request a revised quote and asked the board to extend the current agreement 1 month.

MOTION: Mr. McPeake moved to extend the current agreement with JG Environmental by 1 month; Mr. Lyons seconded.

No further discussion.

MOTION PASSED: Vote was taken by roll call: Mr. McPeake (yea); Ms. Price (yea); Mr. Selig (yea); Mr. Wehner (yea); Mr. Lyons (yea).

- b) For waste water treatment plant testing, Rick Verhotz is the current vendor. Mr. Piepsny recommended that the board approve a new contract with Rick Verhotz. He also clarified that the quote does not cover any repairs or other items beyond what is listed. As previously discussed, the EPA inspection showed that the wrong kind of filtration sand was originally installed in the plant and it needs to be replaced. Mr. Piepsny also mentioned an application to move to quarterly inspections.

MOTION: Mr. Wehner moved to approve a contract with Rick Verhotz for waste water treatment plant testing for 2025, 2026, and 2027; Mr. McPeake seconded.

No further discussion.

MOTION PASSED: Vote was taken by roll call: Ms. Price (yea); Mr. Selig (yea); Mr. Wehner (yea); Mr. Lyons (yea); Mr. McPeake (yea).

Mr. Selig introduced Resolution 09-2024: A resolution authorizing the creation of a budget line item for the funding of a recreational trails program grant.

MOTION: Mr. Wehner moved to adopt Resolution 09-2024; Mr. McPeake seconded.

No additional discussion.

MOTION PASSED: Vote was taken by roll call: Mr. Selig (yea); Mr. Wehner (yea); Mr. Lyons (yea); Mr. McPeake (yea); Ms. Price (yea).

Mr. Selig introduced Resolution 10-2024: A resolution authorizing the chairperson and treasurer of the Board of Trustees of the RJRD to execute an agreement for professional legal services with Roetzel & Address, L.P.A.

MOTION: Mr. Lyons moved to adopt Resolution 10-2024; Mr. Wehner seconded.

Mr. Wehner noted that one number needs to be corrected to “(30) days” instead of “(3) days” in the Roetzel agreement, Exhibit A.

MOTION PASSED: Vote was taken by roll call: Mr. Wehner (yea); Mr. Lyons (yea); Mr. McPeake (yea); Ms. Price (yea); Mr. Selig (yea).

Mr. Selig introduced Resolution 11-2024: A resolution to make appropriations for current expenses and other expenditures of the Richfield Joint Recreation District, State of Ohio, during the year ending December 31, 2025 and declaring an emergency so that the appropriations may be effective prior to the beginning of the fiscal year 2025. He asked for an amendment to increase the Personal Services/Benefits line item from \$90,100 to \$93,900.

MOTION: Mr. Lyons moved to amend Resolution 11-2024 to increase the Personal Services/Benefits line item from \$90,100 to \$93,900; Mr. Wehner seconded.

No additional discussion

MOTION PASSED: Vote was taken by roll call: Mr. Lyons (yea); Mr. McPeake (yea); Ms. Price (yea); Mr. Selig (yea); Mr. Wehner (yea).

MOTION: Mr. Lyons moved to adopt Resolution 11-2024 as amended; Mr. McPeake seconded.

No additional discussion.

MOTION PASSED: Vote was taken by roll call: Mr. McPeake (yea); Ms. Price (yea); Mr. Selig (yea); Mr. Wehner (yea); Mr. Lyons (yea).

Announcements:

Mr. Piepsny reported that the lake naming contest took place in November, with 38 submissions. The majority wanted to keep the original names, which were Upper and Lower Lakes according to several old maps. Most of those making suggestions wanted to call them Lake Linnea and Lake Jinelle,

respectively. He reviewed the history of the names and recommended that the board keep Upper Lake and Lower Lake as the official names, also stating that people can call them whatever they want.

Comments from the Floor:

Sue Serdinak (W Streetsboro Rd) said that the resolutions are not on the website in advance of the meetings, so the public does not know the numbers or the topics in advance. Mr. Piepsny responded that they will look into that.

Pat Lovejoy (Ridgeview Dr) read a statement from the Kirby family, written by Gene Baumgardner, great-nephew of Jim Kirby. The letter requested that the names Lake Linnea and Lake Jinelle be retained. Mr. Lovejoy related that a gathering of his Kirby relatives appreciates the work that is being done in the park. He made additional comments regarding lake names and their official designation.

Lynn Richardson (Berea & Friends of RHP) reiterated that the Friends have been raising money for the Mill, and donors give money specifically for this purpose.

Corey Ringle (Hawthorne Dr & Friends of RHP) reported briefly on the latest repairs done at Amity House. She asked that the board provide the Friends with a letter of substantial completion for Amity House.

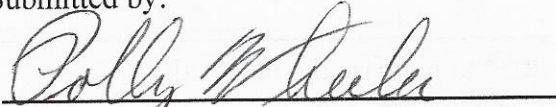
Adjournment:

MOTION by: Mr. Selig moved, seconded by Mr. Wehner, to adjourn the meeting.

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

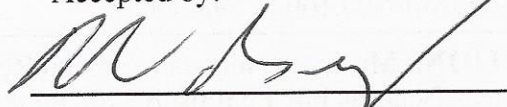
Meeting adjourned at 8:34 p.m.

Submitted by:



Polly Wheeler, Administrative Coordinator

Accepted by:



Mike Selig, Board Vice-Chair