

Regular Meeting Minutes

Monday, December 15, 2014

*(Meeting Held at the Village of Richfield Town Hall,
Village Council Chambers)*

Call to Order:

The Regular Meeting was Called to Order at 6:30 p.m. by the Board's Chairperson Mr. Floyd Ostrowski. Roll Call was taken by Administrative Assistant Mrs. Bluso Rogers.

In Attendance:

Ms. Kelly Clark
Mr. Bob Lucas
Mr. Ralph McNerney *(Not Present)*
Mr. Pat Norris
Mr. Floyd Ostrowski
Ms. Donna Skoda
Mr. Bill Taylor

Also in attendance:

Mr. William Hanna, Board Legal Counsel

Mayor Bobbie Beshara *(Not Present)*
Mr. Mike Lyons, Village Councilperson
Mr. Roger Swan, Village Councilperson

Mr. Joe Leslie, Western Reserve Land Conservancy
Mr. Kendrick Chittock, Western Reserve Land Conservancy

Mrs. Debbie Bluso Rogers, Administrative Assistant

Business:

1. Approval of Minutes:

Monday, December 8, 2014 Regular Meeting

The approval of minutes was tabled until the December 22, 2014 Regular Meeting.

2. Committee Reports:

a. Communications Committee, Chairperson Ms. Clark

A meeting was held on Thursday, December 11, 2014 and there was a discussion for volunteer opportunities. The interactive portions of the RJRD website for resident's suggestions for park uses are still being collected.

b. Volunteer Resources Committee, Chairperson, Ms. Skoda

At the meeting on December 11, 2014 the discussion focused on the different types of volunteers in addition to certain skill sets required.

Ms. Skoda will evaluate the needs for a management plan that pertains to the Clean Ohio Grant and volunteerism and report back at the next regular meeting.

c. Facilities and Programming Committee, Chairperson, Mr. Lucas

There was no formal report but follow-up with WRL continues regarding the PSA. These meetings per ORC are held in Executive Session.

- Property Acquisition Sub Committee, Chairperson Mr. Lucas, Members Mr. Pat Norris and Mr. Mike Lyons.

Concurring with previous statements, it was emphasized that a full and robust management plan is necessary for the implementation of the Clean Ohio Grant.

- Clean Ohio Grant Sub Committee, Chairperson, Ms. Donna Skoda

The Clean Ohio Grant was actually submitted prior to the deadline.

The Board will learn in February if the district will be awarded. A big thank you was expressed to WRL for their work and effort. It was very much appreciated.

d. Finance & Budget Committee, Chairperson Mr. Norris

There was no formal report. Mr. Norris has been involved with conference calls with Bond Counsel and Financial Advisors. All work necessary to make the down payment for the property is on schedule. It is anticipated that sample legislation will be available for the Board's review and action on December 22, 2015 with the bond anticipation and tax anticipation notes available for action on December 29, 2014.

3. New Business:

Presentation by Mr. Michael Petrasek, President of American International Construction

Mr. Petrasek has been in the field of historic preservations for over thirty-five years and has visited the property on three separation occasions. The most recent visit was on November 25, 2014 and he was able to view and photograph eight of the more key buildings and structures to focus on the exterior of the building façade conditions.

Noted for the record, Mr. Christopher Tadyck form Christopher @ Architects focused on the interiors and it was a pre-determined plan of inspection so that as much ground could be covered in a short amount of time.

The structures and buildings inspected were: Kirby's Mill, Kirby House, Gund Hall, Amity House, North House, Coach House, Garfield Lodge and Oviatt House. In Mr. Petrasek considered opinion, it is believed that all eight buildings should be saved with a portion of the Garfield Lodge removed. The following is a brief recommendation by building/structure.

Kirby's Mill:

It is the most important structure and it only requires only minimal exterior restoration needs. It is important to preserve as it could have museum like implications.

Kirby's House:

This building has very minimal exterior repairs and it is important due to its close proximity to the Kirby Mill.

Garfield Lodge:

This is a unique building but the elevated addition detracts from the original purpose by Kirby. The other restoration needs are not very extensive.

Gund Hall:

This building has a great potential with a large number of possible future uses. It does require exterior façade repairs due to termite infestation.

Amity House:

The Amity House requires exterior façade repairs and has a lot of potential. It is recommended that all four homes be preserved.

North House:

The North House requires exterior masonry repairs but because of its proximity to Coach and Oviatt House, it is recommend that all exteriors be restored and keep the group intact and together.

Coach House:

Coach House is the least impressive of all of the homes and it requires a lot of exterior work with regard to the faux stucco, masonry façade and roofing. Mr. Petrasek still felt it was worth restoring for future reuse.

Oviatt House:

The Oviatt House has great character. It requires extensive masonry and stone restoration but Mr. Petrasek still considered that it could be brought back to its original grandeur.

In Mr. Petrasek's closing remarks, he recommended that the RJRD Board establish a "master plan" that would enable all participants from all fields to clearly understand what structures should be saved and for what purpose.

Mr. Chris Tadych is a registered architect in Ohio with over 30 years of experience in building design, construction and renovation. He was the Historic Preservation Commissioner for the City of Mansfield and was the Architect on the Richland County Historical Society Board. He devotes a good portion of his practice in the restoration and renovation of buildings deemed worth saving.

Mr. Tadych has visited Crowell Hilaka twice (August 27 and November 25) to provide a professional architectural and historic preservation opinion. Mr. Tadych states that there are a number of buildings worth saving and expresses his hope that the Board will consider uses for these buildings that will save their value and maintain their character. Generally, the furnaces seemed to be in good condition visually and were maintained as late as 2010 and evidenced by the decals on the equipment. There were no significant rook leakage, interiors are in good condition. There was no evidence of asbestos tiles. The mechanical equipment was forced-air furnaces with no asbestos wrap. Repairs appear to be minor but the longer the buildings are not maintained the more degradation will occur.

With emphasis Mr. Tadych stated the following steps that were recommended when considering the renovation and reuse of the key structures.

1. Establish a maintenance budget that accesses priorities and strategy (ongoing maintenance during planning to keep water and critters out.)
2. Set aside planning time to consider options and opportunities for reuse.
3. Organize the "reaching out to possible future." Use partners and the marketing of same. This assumes partners may share in the costs of renovation or establish leases to help offset renovation.
4. Go through process of land planning (sharing) and building schematic design, taking into account partner needs for the effective reuse of these structures. Consider historic tax credits?
5. Create renovation drawings.
6. Construction of renovation and repairs after taking bids and negotiating contracts.

In closing, Mr. Tadych stated that an arcadian landscape approach creates these renovated structures as destinations that will help to attract the general public.

Resolution #13-2014: Resolution To Authorize Warrants for Payment Based on Then and Now Certificates for Purchases, and Declaring an Emergency:

The ORC 5705.41(d) provides a process for RJRD, as a political subdivision of the state and a taxing unit, to authorize Then and Now Certificates to cover financial commitments made to vendors or other parties prior to a Fiscal Agent Certification, through formal purchase order or otherwise. The Then and Now Certificates were two payments for legal service for the total amount of \$14,407.39.

MOTION made by Mr. Norris and seconded by Ms. Clark to approve **Resolution #13-2014 Resolution To Authorize Warrants for Payment Based on Then and Now Certificates for Purchases, and Declaring an Emergency.**

DISCUSSION: NONE

MOTION PASSED: Ms. Clark (Yea), Mr. Lucas (Yea), Mr. McNerney (Not Present), Mr. Norris (Yea), Mr. Ostrowski (Yea), Ms. Skoda (Yea) and Mr. Taylor (Yea)

4. Unfinished Business:

5. Comments from the Floor

The Chair recognized Ms. Corey Ringle, Shaker Heights resident and a member of FOCH.

The Chair recognized Ms. Corey Ringle. Ms. Ringle distributed a copy of the plaque design. This was followed with discussion on a future policy. It was the consensus to discuss this at the January Organizational Meeting.

6. Action Items & Agenda Items for Next Meeting, December 22, 2014 at 6:30 p.m.

The Village Recreation and Park Board will be meeting with the RJRD Board of Trustees in a work session prior to the regular meeting on Monday, January 12, 2015 at 6:00 p.m. in the Mayor's Conference Room. Insights will be shared and ways to work collaboratively.

Mr. David Mitchell, Centerville Mills will be in attendance at the January 12, 2014 Regular Board Meeting to give a presentation to the Board of Trustees.

An Executive Session will be included for the December 22, 2014 regular meeting to discuss the purchase of property per ORC 121.22(g).

7. Executive Session:

MOTION made by Mr. Lucas and seconded by Mr. Norris to go into Executive Session at 7:15 p.m. to discuss the purchase of property per ORC Section 121.22(g).

DISCUSSION: NONE

MOTION PASSED BY ROLL CALL VOTE: Ms. Clark (Yea), Mr. Lucas (Yea), Mr. McNerney (Not Present), Mr. Norris (Yea), Mr. Ostrowski (Yea), Ms. Skoda (Yea) and Mr. Taylor (Yea)

Also in attendance at the Executive Session were: Mr. Mike Lyons, Mr. Roger Swan and Mr. Bill Hanna.

Mr. Kendrick Chittock and Mr. Joe Leslie, WRL, were asked to stay in case they were needed in the Executive Session.

The Record of Proceedings reflects that WRL was invited into the Executive Session at 8:15 p.m.

The Record of Proceedings reflects that WRL came out of Executive Session at 9:00 p.m.

MOTION made by Mr. Lucas and seconded by Mr. Norris to go out of Executive Session at 9:11 p.m.

DISCUSSION: NONE

MOTION PASSED BY ROLL CALL VOTE: Ms. Clark (Yea), Mr. Lucas (Yea), Mr. McNerney (Not Present), Mr. Norris (Yea), Mr. Ostrowski (Yea), Ms. Skoda (Yea) and Mr. Taylor (Yea)

MOTION made by Mr. Lucas and seconded by Mr. Norris to enter into an agreement with Mannik Smith Group in an amount not to exceed \$5,465.00.

DISCUSSION: NONE

MOTION PASSED BY ROLL CALL VOTE: Ms. Clark (Yea), Mr. Lucas (Yea), Mr. McNerney (Not Present), Mr. Norris (Yea), Mr. Ostrowski (Yea), Ms. Skoda (Yea) and Mr. Taylor (Yea)

MOTION made by Mr. Lucas and seconded by Mr. Clark to enter into an agreement with Mannik Smith Group for Extended Phase I in an amount not to exceed \$3,135.00.

DISCUSSION: NONE

MOTION PASSED BY ROLL CALL VOTE: Ms. Clark (Yea), Mr. Lucas (Yea), Mr. McNerney (Not Present), Mr. Norris (Yea), Mr. Ostrowski (Yea), Ms. Skoda (Yea) and Mr. Taylor (Yea)

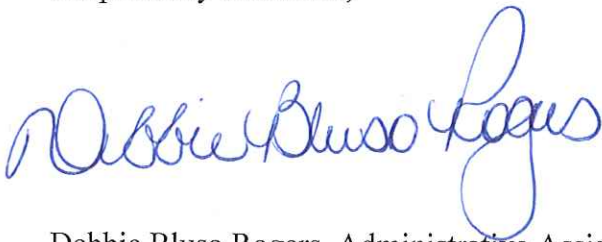
A Special Meeting was scheduled for Saturday, December 20, 2014 at 1:00 p.m. to review and discuss conservancy easements.

MOTION made by Mr. Lucas and seconded by Ms. Skoda to adjourn at 9:20 p.m.

DISCUSSION: NONE

MOTION PASSED UNANIMOUSLY: Ms. Clark (Yea), Mr. Lucas (Yea), Mr. McNerney (Yea), Mr. Norris (Yea), Mr. Ostrowski (Not Present), Ms. Skoda (Not Present) and Mr. Taylor (Yea)

Respectfully submitted,



Debbie Bluso Rogers, Administrative Assistant to RJRD Board


Richfield Joint Recreation District,
Chairperson
Richfield Joint Recreation District,
Secretary