



## Regular Meeting Minutes

Monday, April 27, 2015

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

### Call to Order:

The Regular Meeting was Called to Order at 6:31 p.m. by the Chairperson Mr. Floyd Ostrowski. Roll Call was taken by RJRD Administrator, Mrs. Bluso Rogers.

### **In Attendance:**

Mr. Bob Becker *(Arrived at 6:34 p.m. & left at approximately 7:15 p.m.)*

Ms. Kelly Clark

Mr. Rich Fleming

Mr. Ralph McNerney

Mr. Pat Norris

Mr. Floyd Ostrowski

Mr. Bill Taylor

Mr. William Hanna, Board Legal Counsel

Mrs. Debbie Bluso Rogers, Administrative Assistant

### **Also in Attendance:**

Mr. Kendrick Chittock, Western Reserve Land Conservancy,

Mr. Mike Lyons, Council Person Village of Richfield & Member of the Working Group

Mr. Roger Swan, Council Person Village of Richfield & Member of the Working Group

Before the start of business, Chairperson Mr. Ostrowski stated that the Board has made amazing progress and the next big step is to work on activities to meet the June 3, 2015 transfer of property. The Board has scheduled a series of Special Meeting Work Session to take necessary action to meet the June 3, 2015 deadline and work on "get ready" activities to ensure the property closing takes place on time with a plan for the use of the property for the community.

The Special Meeting Work Sessions are: Saturday, May 2, 2015 from 7 a.m. to approximately 9 a.m., Saturday, May 9, 2015 from 7 a.m. to approximately 9 a.m., Monday, May 11, 2015 from 4 p.m. to 6:30 p.m. with the Regular Meeting immediately following and Saturday, May 30, 2015 from 7 a.m. to approximately 9 a.m. The Board will modify the schedule as required by the “get ready” activities.

**Business:**

**1. Approval of Minutes:  
Monday, April 13, 2015 Regular Meeting**

Dispensing with the formal reading of the minutes, the following action was taken.

**MOTION** made by Mr. Norris and seconded by Mr. Taylor to approve the **April 13, 2015 Regular Meeting Minutes** as presented.

**DISCUSSION: NONE**

**MOTION PASSED: Mr. Becker (Yea) Ms. Clark (Yea), Mr. Fleming (Yea), Mr. McNerney (Yea), Mr. Norris (Yea), Mr. Ostrowski (Yea), and Mr. Taylor (Yea)**

**2. Guest Presenter, Ms. Heather Rudge on Historic Tax Credits**

Ms. Rudge presented the financial incentives that are available for Ohio properties listed in the National Register of Historic Places. A brief question and answer period between Ms. Rudge and the Board occurred. No formal action was taken by the Board and the Board would take it into consideration moving forward after acquiring the property.

**3. Committee Reports:**

**a. Communications Committee, Chairperson Ms. Clark**

There was no formal report. No meetings have occurred. Information regarding Eagle Scout Projects was distributed to the Board.

**b. Volunteer Resources Committee, Chairperson Mr. Fleming**

A big thank you was expressed to the Volunteers and Lucia Hanigosky for the Earth Day Event.

Volunteers prepared a comprehensive fence report and analysis with supporting pictures of the more than eighty breeches.

Mr. Ostrowski moved to take from the table the matter of Western Reserve Land Conservancy repairing the fence line. The fence report and pictures were distributed to all Board Members and it was noted for the record that the

fence assessment will be entered into the Record of Proceedings. An electronic mail from the Richfield Township Zoning Inspector to Joe Leslie, Bill Hanna and Debbie Bluso Rogers was read into the record.

*".... The existing fence was not issued a zoning certificate and no variance for height was granted, so any work on it – for repair to keep it – would require variance approval and issuance of a zoning certificate"*

**MOTION** made by Mr. Becker and seconded by Mr. Norris to table the motion regarding the any fence repair.

**DISCUSSION: NONE**

**MOTION PASSED: Mr. Becker (Yea) Ms. Clark (Yea), Mr. Fleming (Yea), Mr. McNerney (Yea), Mr. Norris (Yea), Mr. Ostrowski (Yea), and Mr. Taylor (Yea)**

**c. Grants and Fund Raising Committee, Chairperson Mr. McNerney**  
No report.

**d. Facilities & Programming Committee Report, Chairperson, Chairperson Mr. Becker**

Mr. Becker is in the process of reviewing prints and assessments of the buildings, assessing the sewage system and the viability of Gund Hall as a competitive revenue source. Handouts were distributed to the board regarding the Jim Kirby Legacy and a Draft Business Plan for RJRD. It was noted for the record that Mr. Becker left at approximately 7:15 p.m.

**e. Finance & Budget Committee, Property Acquisition and Clean Ohio Grant, Chairperson Mr. Norris**

**Finance:** A bond rating is still being prepared by Moody's. The rating is expected any day and the slight delay is due to the fact that RJRD is a new political subdivision with no credit history. The delay in receiving a rating should not impact the closing date of the property transfer. The process to pay for legal services in connection with the purchase and sale of the property has been ascertained and the Board was required to take action on the matter.

**MOTION** made by Mr. Norris and seconded by Mr. Taylor to approve the Walter & Haverfield invoices for legal services in the connection of the purchase of the Crowell-Hilaka property from January 30 through April 21, 2015 in the amount of \$40,550.96.

**DISCUSSION: NONE**

**MOTION PASSED: Mr. Becker (Not Present) Ms. Clark (Yea), Mr. Fleming (Yea), Mr. McNerney (Yea), Mr. Norris (Yea), Mr. Ostrowski (Yea), and Mr. Taylor (Yea)**

**Property Acquisition:** Mr. Hanna stated that in Executive Session he would provide an update to the PSA language.

**Clean Ohio Grant:** To date there has not been official word received by Western Reserve Land Conservancy [on behalf of RJRD] regarding the official notification of the grant award. Mr. Chittock stated that this was typical for the grant timeframe of activities.

**4. Administration:**

**Technology:** It was brought to the attention of the Board the necessity of purchasing a desktop computer and digital recording device for the purposes of administrating the business of the board and recording minutes to assist in minute preparation. Utilizing the Village technical staff would provide significant savings to the district.

**MOTION** made by Ms. Clark and seconded by Mr. Norris to approve the purchase of an HP Desktop computer, monitor and software and a Sony digital voice recorder in an amount not to exceed \$900.00.

**DISCUSSION: NONE**

**MOTION PASSED: Mr. Becker (Not Present) Ms. Clark (Yea), Mr. Fleming (Yea), Mr. McNerney (Yea), Mr. Norris (Yea), Mr. Ostrowski (Yea), and Mr. Taylor (Yea)**

**Public Information Mailer:** A draft of the public information mailer was distributed to the board. Three quotes for the mailer were obtained. No action taken by the board. More discussion will occur at the Special Meeting Work Session.

**Friends Agreements:** Legal is still working on the agreements.

**NIMS Training:** The Board was reminded of the NIMS presentation at the May 11, 2015 regular meeting.

**2015 Standing Committees and RJRD Goals:** Handouts of the standing committees that included the 2015 goals was distributed to the Board. The Board will review and will discuss at the Special Meeting Work Session.

**Finance Reports:** An explanation was provided regarding government fund balance accounting and differences with the private sector. The Board's Fiscal Agent, Mrs. Sandy Turk, offered to attend a meeting to explain the process in more specificity but the Board elected to defer the presentation until sometime in June.

**5. Unfinished Business:**

**None**

**6. New Business:**

**Comments from the Floor:**

- **The Chair recognized Ms. Corey Ringle, FOCH.** FOCH requested clarification that authorized their group to perform beaver maintenance. The Administrator read the motion made at the April 13, 2015 Regular Meeting. The motion authorized FOCH to begin beaver maintenance and repair fence breeches. In lieu of the Richfield Township Zoning Inspector's email, the Board took the following action on this matter.

**MOTION** made by Mr. McNerney and seconded by Mr. Norris to approve FOCH (Friends of Crowell-Hilaka) to perform the following preventative measures of tree painting and anti-beaver tree screening to thwart future beaver damage.

**DISCUSSION: None**

**MOTION PASSED: Mr. Becker (Not Present) Ms. Clark (Yea), Mr. Fleming (Yea), Mr. McNerney (Yea), Mr. Norris (Yea), Mr. Ostrowski (Yea), and Mr. Taylor (Yea)**

- **The Chair recognized Mr. Roger Swan.** Mr. Swan expressed his opinion that he was not in favor of a fenced property and suggested that the Board speak with other parks to get their opinion on the matter.
- **The Chair recognized Mr. Sandy Apidone.** Mrs. Apidone stated that she has talked to many people in her line of work [Countryside Florist] and that people are thrilled with the Board's progress. The people are (1) eager to know when they can get on the property to enjoy the trails, (2) how will the buildings be used including the pool, (3) timeline for fishing and lake activities and (4) the timeline for horse trail accessibility.

**7. Action Items & Agenda Items for the Next Meeting, Monday, April 27, 2015 at 6:30 p.m.**

- a. Executive Session to discuss the purchase of real property per ORC 121.22(g)
- b. NIMS Presentation & Training

**8. Executive Session:**

**MOTION** made by Mr. Norris and seconded by Mr. Taylor to go into Executive Session at 7:50 p.m. to discuss the purchase of real property per ORC 121.22.

**DISCUSSION: None**

**MOTION PASSED: Mr. Becker (Not Present) Ms. Clark (Yea), Mr. Fleming (Yea), Mr. McNerney (Yea), Mr. Norris (Yea), Mr. Ostrowski (Yea), and Mr. Taylor (Yea)**

**Also in attendance in the Executive Session:** Mike Lyons and Administrator Mrs. Bluso Rogers.

**MOTION** made by Mr. Ostrowski and seconded by Mr. Taylor to go out of Executive Session at 8:33 p.m. to discuss the purchase of real property per ORC 121.22.

**DISCUSSION: None**

**MOTION PASSED: Mr. Becker (Not Present) Ms. Clark (Yea), Mr. Fleming (Yea), Mr. McNerney (Yea), Mr. Norris (Yea), Mr. Ostrowski (Yea), and Mr. Taylor (Yea)**

**MOTION** made by Ms. Clark and seconded by Mr. McNerney to approve Legal Counsel to draft an amendment and Legal Counsel the authority to execute a revision to the PSA with these contingencies: subdivision, title and survey due May 22, 2015, general contingencies and financing due May 29, 2015 with no change to the closing date of June 3, 2015 for Clean Ohio and Non Clean Ohio properties.

**DISCUSSION: None**

**MOTION PASSED: Mr. Becker (Not Present) Ms. Clark (Yea), Mr. Fleming (Yea), Mr. McNerney (Yea), Mr. Norris (Yea), Mr. Ostrowski (Yea), and Mr. Taylor (Yea)**

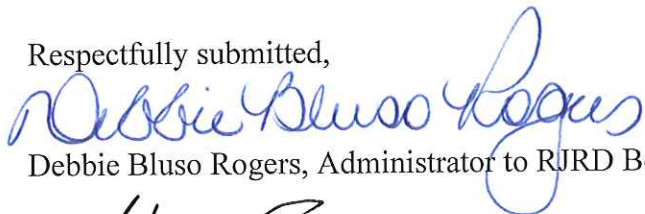
**9. Adjournment:**

**MOTION** made by Ms. Clark and seconded by Mr. McNerney to adjourn at 8:35 p.m.

**DISCUSSION: NONE**

**MOTION PASSED: Mr. Becker (Yea) Ms. Clark (Yea), Mr. Fleming (Yea), Mr. McNerney (Yea), Mr. Norris (Yea), Mr. Ostrowski (Yea), and Mr. Taylor (Yea)**

Respectfully submitted,



Debbie Bluso Rogers, Administrator to RJRD Board



Richfield Joint Recreation District,  
Chairperson



Richfield Joint Recreation District,  
Secretary