MINUTES OF THE

BOARD OF COMMISSIONERS

OF

MEDINA COUNTY PARK DISTRICT

February 21, 2024

I. CALL TO ORDER

A. Chairman Neate called the meeting to order at 8:31 a.m. at Oenslager Nature Center, 6100 Ridge Road, Sharon Township, Ohio.

B. Roll Call

1. Roll call showed Chairman Neate, Commissioner Davis, and Commissioner Venner present. Also in attendance were Director Eppink, Development Coordinator Peacock, Business Manager Chaney, and Legal Counsel Holland. Guests included Barbara McGrath, Leslie Burns, John Sandora, and Al Horning of Chippewa Lake; Greg O'Connell of Gloria Glens; and *The Gazette* Reporter Patrick Rhonemus.

II. APPROVAL OF MINUTES

A. January 23, 2024

1. Commissioner Davis offered a motion approving the minutes of the January 23, 2024 meeting as presented. Commissioner Venner seconded; the motion unanimously carried.

III. PUBLIC PARTICIPATION

A. Guest John Sandora of Chippewa Lake shared that he has spent the last two months meeting with the Chippewa Lake stakeholders group. The meetings were informative, and Chairman Neate did a great job chairing the meetings. Mr. Sandora asked board members to review the group's recommendations with open minds.

B. Barbara McGrath of Chippewa Lake discussed residential lake rights. She appreciates how complicated the issues are. Ms. McGrath provided the board with written background information regarding the village of Chippewa Lake's docking fees. As a result of her of research, it is Ms. McGrath's opinion that the board is charging docking fees to residents who already have the right to dock based on some of the original Chippewa Lake deeds. She requested that the board review and consider this information prior to enacting Chippewa Lake rule changes.

1. Legal Counsel Holland noted that the park district needs to conduct a review of all deeds, especially those for properties adjacent to the lake. If no determination can be made from such review, the park district may need to request a court order for a definitive judgement. A review of this nature will involve a huge amount of time and research, and the park district would have to decide if it will invest the necessary resources or pass the expense on to the property owners.
2. Chairman Neate thanked Ms. McGrath for her time, effort, and comments.

C. Greg O'Connell of Gloria Glens, who manages the island and shoreline repairs in the village area, reported that he will be installing one additional bench on the island.

1. Director Eppink reported that Mr. O'Connell communicates well with the park district and does great work in the village area, which is leased from the park district's shoreline.

D. Leslie Burns of Chippewa Lake would like to donate an approximately 65-inch, black-and-white, framed Chippewa Lake photo to the park district.
   1. Director Eppink thanked Ms. Burns for her generosity and noted that the photo may need to remain at park headquarters until a facility is constructed at Chippewa Lake where the photo may be displayed.

IV. FINANCIAL REPORTS

A. Cash Balance Statement
   1. The January 2024 cash balance statement was presented for the board's perusal.

B. Cash Flow Statement
   1. The January 2024 cash flow statement was presented for the board's review.

C. Approval of Vouchers
   1. Resolution #24-004, January 2024 Vouchers
      a. Chairman Neate offered a motion approving Resolution #24-004, payment of the January 2024 vouchers, as presented. Commissioner Venner seconded; the motion unanimously carried.

D. Cash Transfer
   1. Resolution #24-005
      a. Commissioner Davis offered a motion approving Resolution #24-005, transferring some of the balances from recently declared dormant funds to the appropriate capital accounts as per the 2024 budget. Commissioner Venner seconded; the motion unanimously carried.

V. DIRECTOR/STAFF REPORTS

A. Director's Updates
   1. Director Eppink informed the board that, in oversight, a $179,000 expenditure was made in December for the Kennard Road project without having funds appropriated on a purchase order prior to the expenditure. This error will, most likely, be noted in the park district's management letter in the 2024 audit of 2022 and 2023 records.
   2. Director Eppink reported that the bidding threshold for park districts has been increased to $75,000, up from $50,000, beginning April 30 of this year. The threshold amount will increase by three percent annually beginning in 2025.
      a. The director also reported that planning manager from Columbus and Franklin County Metroparks shared that recent legislation allows political subdivisions to accept bids up to 20 percent over the engineer's estimate for a project (the limit was previously 10 percent).
   3. Director Eppink reported that, following phone interviews last month, the interview panel for the deputy director position, Director Eppink, Board Commissioner Venner, and Business Manager Chaney, have chosen four candidates for in-person interviews. The first round of in-person interviews will be completed by March 12.
   4. Director Eppink said that he received a draft agreement regarding the village of Chippewa Lake managing the docking program for its residents. The draft had been approved by the village of Chippewa Lake. At this point, Director Eppink needs to revisit the issue with Legal Counsel Holland before responding to the village.

5. Chairman Neate updated the board on the activities of the Chippewa stakeholders group that sent its final overview/recommendations to Director Eppink, including minutes from each meeting. Chairman Neate is proud of the work the group did, as the members collaborated well and discussed many issues. Director Eppink, Chairman Neate, and Police Chief Swinehart will meet on March 1 to discuss the group's recommendations to the park district.
   a. Guest John Sandora commented that serving on the committee and working through the various issues was a great experience.
   b. Guest Greg O'Connell said working with Chairman Neate and Police Officer Kellar was great.
6. Guest Leslie Burns commented that there are many positive things coming out of the park district. She wants the board to feel the same pride on the decisions it makes about Chippewa Lake as it feels regarding the other positives happening throughout the park district.
7. Chairman Neate asked the director if there were any updates on the possibility of the park district having the ability to write parking tickets to vehicles (i.e. illegally parked) versus the current citation form specific to park rule infractions that requires officers to issue tickets directly to a person rather than a vehicle. Legal Counsel Holland will be following up on this issue with the court for clarification and a determination.
8. Director Eppink reported that the park district's current security company, Securitec, is not recommending solar cameras for use in the parks. It would be very expensive to install electricity through parks and parking lot areas where current electrical services don't exist in order to install hard-wired cameras. Chairman Neate and Commissioner Venner both commented that the location of electricity for installation of security cameras should be considered as part of all future site development.
9. Director Eppink reported that a committee of several Friends of Medina County Parks Trustees, a few community members, and Development Coordinator Peacock met to discuss the organization's structure and policies last year. A number of recommendations will be enacted this year. One of the suggestions is for a park board commissioner to serve as a liaison to the Friends. It was agreed that whichever board commissioner isn't serving as the park board chair or vice chair could serve in this capacity and attend one or two Friends trustee meetings per year. Commissioner Davis will serve as the park board liaison this year.
10. Director Eppink reported that he attended a Medina Sunrise Rotary event this past weekend. The live auction included a guided hike with him through an undeveloped park property. He was excited to report that not just one, but two hikes were purchased for $2,400 to be donated to charity! The event proceeds benefit Feeding Medina County and the Children's Center of Medina County.
11. Director Eppink invited the board members and legal counsel to attend the park district's annual staff chili cook-off on Wednesday, February 28 at Buffalo Creek Retreat at 11:30 a.m. There is no need to bring anything as plenty of food will be provided by staff.

12. Business Manager Chaney reported that the park district's 2023 annual financial report has been filed with the state auditor's office and that the 2022 annual report was revisited and re-filed in December. With the county auditor's office now providing the raw financial data to the park district, the report is more accurate than when the park district was remotely logging in to the county's system and exporting the financial data to Excel.
13. Development Coordinator Peacock reported that Proximity Marketing is making progress on the Friends of the Parks' new website. A link was sent to several of the trustees for viewing the draft site. Chairman Neate suggested that the video the Ohio Parks and Recreation Association (OPRA) made of the Brown-Trump Homestead project could be uploaded to the new website.
14. Director Eppink reported that many projects are in the works including the Wolf Creek Greenway and the Lake Medina Greenway. He anticipates beginning renovation of the former Chippewa Lake amusement park property by the end of March if permitting documents come through soon.

VI. OLD BUSINESS

A. No Old Business was presented for discussion.

VII. NEW BUSINESS

A. Chairman Neate added discussion of the April board meeting date to the agenda under New Business.
   1. Due to a scheduling conflict, he asked that the meeting be moved from Wednesday, April 17 to Tuesday, April 16 at 8:30 a.m. at Oenslager Nature Center. The board agreed to move the meeting date to Tuesday, April 16 as requested.

VIII. EXECUTIVE SESSION

A. Chairman Neate offered a motion that the board move into executive session for the discussion of employee compensation and land acquisition. Development Coordinator Peacock and guests Barbara McGrath, Leslie Burns, John Sandora, Al Horning, Greg O'Connell, and Patrick Rhonemus left the meeting at this time. Development Coordinator Peacock returned to the meeting at the conclusion of the employee compensation discussion.
B. Commissioner Davis offered a motion that the board move into regular session. Commissioner Venner seconded; the motion unanimously carried.

IX. COMMISSIONERS' COMMENTS

A. Commissioner Venner appreciated attending the Ohio Parks and Recreation Association (OPRA) awards dinner, where it was impressive to be in a massive hall filled with people who care about parks.
   1. Chairman Neate commented that the annual OPRA conference is an exceptionally well organized and well-attended event.

X. ADJOURNMENT

A. There being no further business for discussion, Chairman Neate declared the meeting adjourned at 10:47 a.m.

We, the undersigned, as Board of Commissioners of Medina County Park District, Medina, Ohio, do certify the above minutes are true and correct as recorded in the board of commissioners' journal, Volume 53.

BOARD OF COMMISSIONERS
MEDINA COUNTY PARK DISTRICT

NATHAN D. EPPINK, DIRECTOR