MINUTES OF THE

BOARD OF COMMISSIONERS

OF

MEDINA COUNTY PARK DISTRICT

October 21, 2020

I. CALL TO ORDER

A. Chairman de Luna called the meeting to order at 8:32 a.m. at Wolf Creek Environmental Center, 6100 Ridge Road, Sharon Center, Ohio 44274.

B. Roll Call

1. Roll call showed Chairman de Luna, Commissioner Davis, and Commissioner Neate present. Also in attendance were Director Eppink, Communications Coordinator Gladden, Planning & Operations Manager Smith, Legal Counsel Holland, Business Manager Chaney, and Guests Jeff Burlingame of Chippewa Lake, Gloria Glens Homeowners' Association President Greg O'Connell, and Village of Lodi Mayor Rob Geissman.

II. APPROVAL OF MINUTES

A. September 16, 2020

1. Commissioner Davis offered a motion approving the minutes of the September 16, 2020 meeting as presented. Commissioner de Luna seconded; the motion unanimously carried.

III. PUBLIC PARTICIPATION

A. Chippewa Lake Benches

1. Mr. Burlingame stated he was attending the meeting in support of the discussion regarding installation of memorial benches on "the island" at Chippewa Lake that is currently under lease from the park district to Gloria Glens.
2. Gloria Glens Homeowners' Association President Greg O'Connell asked the board for permission to install replacement memorial benches on "the island" as the holes have been dug, and the bench sites have been prepared for the installation. He said the village wasn't aware of the clause in the lease agreement prohibiting the construction of structures without prior park district approval.
3. Director Eppink suggested that the lease be revisited to clarify what is permissible as far as improvements and the responsibilities of each entity in regard to maintenance, insurance, etc. Commissioner Neate suggested that this process take place in a timely fashion before the association needs to winterize the bench site preparations.
4. Following additional discussion, it was agreed that Director Eppink will contact President O'Connell within the week to establish a meeting date between both entities and legal counsels to formulate either an addendum to the current lease or an updated lease to supercede the existing lease.
   a. Mr. Burlingame left the meeting at this time.

B. Lodi Village Land Acquisition Concerns
   1. Village of Lodi Mayor Rob Geissman shared council's concerns over a proposed 49.1-acre park district acquisition within the village. The concerns include loss of tax and economic revenue from desired residential growth, the loss of revenue the village has already invested in installation of water lines in the area, and the amount of land the park district already owns in the village in relation to the overall size of the village.
   2. Director Eppink explained that the property owner is ready to sell now as the land has been on the market for several years, the property owner prefers that the land become a park, and that this property would provide access to the park district's existing 104 acres that currently have no public access point.
   3. Director Eppink stated that the property owner prefers to sell the entire acreage in one transaction but is willing to provide time for the entities to explore the option of a split between the park district and the village. The park district is happy to work with the village in this fashion providing purchase agreements can be executed quickly. The park district has a November 30 Clean Ohio Fund grant application deadline and cannot miss the opportunity to receive a grant to fund this and other existing land-acquisition projects.
   4. Mayor Geissman said there is less than a 50 percent chance the village can finance such a purchase at this time. He will, however, contact Director Eppink after the village's evening planning commission meeting.

IV. FINANCIAL REPORTS

A. Cash Balance Statements
   1. The September 2020 cash balance statement was presented for the board's perusal.

B. Cash Flow Statement
   1. The September 2020 cash flow statement was presented for the board's review.

C. Quarterly Report #3
   1. July, August, September 2020
      a. Quarterly Expense Report #3 for July, August, and September 2020 was presented to the board.

D. Approval of Vouchers
   1. Resolution #20-015, 2020
      a. Commissioner Davis offered a motion approving Resolution #20-015, payment of the September 2020 vouchers, as presented. Commissioner de Luna seconded; the motion unanimously carried.

E. Quarterly Credit Card Report #3
   1. July, August, September 2020
      a. Quarterly Credit Card Report #3, listing the types of credit cards issued on behalf of the park district, the employee positions holding those cards, and the card limits was presented to the board.

F. Resolution Accepting Rates and Amounts
   1. Resolution #20-016
      a. Commissioner Davis offered a motion approving Resolution #20-016, *Accepting the Rates and Amounts* for 2021, as presented. Commissioner de Luna seconded; the motion unanimously carried.

V. DIRECTOR/STAFF REPORTS

A. Director's Updates
   1. Capital Projects
      a. Director Eppink reported that Bluebell Valley at Black River Nature Preserve opened to the public two weeks ago. He has received positive feedback on the site.
      b. Planning & Operations Manager Smith reported that the Lake Medina Trail and Parking Lot project is nearly completed. He is working with the contractor to complete punch-list items. The stabilization work needed after the Labor Day rain event has been completed as well.
   2. COVID-19 Updates
      a. Director Eppink reported that drinking fountains and nature centers remain closed due to the COVID-19 pandemic.
      b. Park District Headquarters remains closed to in-person business.
   3. Lake Medina Encroachment Letters
      a. Director Eppink reported that letters were sent to approximately 20 homeowners in the Reserve Homeowners Association to inform the residents that they have no docking or access rights as well as the existence of 15' or 30' setbacks that prevent the owners from building and development at the water's edge.
      b. Commissioner Neate suggested working with the homeowners and HOA to provide clarity on issues such as mowing and lake access. Legal counsel will research to determine if residents owning property up to the lake's edge or under the water have rights to build structures, such as docks, on their own properties.
   4. County Commissioners Meeting
      a. Director Eppink reported that prior to last week's newspaper article, he was unaware of Lodi officials' opposition to the park district's upcoming land acquisition purchase in the village. He attended a county commissioners meeting earlier this week to discuss the matter and informed the commissioners that he understood if they wished to rescind their letter of support for the grant application.
   5. Granger Wetlands Covered Bridge Alternate Design Plan
      a. Chairman de Luna asked if alternate bridge design plans have been received for the Granger Wetlands site. Director Eppink said that he has met with another design firm to discuss an alternate bridge design but hasn't received drawings.

b. Commissioner Neate asked if the director had received feedback on the bridge pictures he had provided. Director Eppink has shared the photos with Planning & Operations Manager Smith and Friends of the Parks Secretary Tom James. They agreed that the trusses would be overkill for such a small crossing.

VI. OLD BUSINESS

A. No Old Business was presented for discussion.

VII. NEW BUSINESS

A. Lake Medina Change Order #1
   1. Chairman de Luna offered a motion ratifying the director's authorization to proceed with the necessary stabilization work at Lake Medina and to accept Change Order #1 at a cost of $32,160.75 for the Lake Medina Parking and Trail Improvements project. Commissioner Davis seconded; the motion unanimously carried.

B. License for Brunswick Lake Parking in Cleveland Clinic Lot
   1. Chairman de Luna offered a motion authorizing the director to enter into a license, pending review by Legal Counsel Holland, with the Cleveland Clinic for the use of ten parking spaces for Brunswick Lake Park. Commissioner Davis seconded; the motion unanimously carried.

C. Creation of Fund 3413, Chippewa Lake
   1. Commissioner Neate offered a motion approving the submission of a request to the state auditor's office for creation of restricted park district fund 3413, Chippewa Lake, for use in budgeting H2Ohio grant funds for this site. Commissioner Davis seconded; the motion unanimously carried.

D. Lease Agreement with Chippewa Yacht Club
   1. Chairman de Luna offered a motion authorizing the director to enter into a 20-year lease agreement with the Chippewa Yacht Club to be drafted by Legal Counsel Holland and effective beginning January 1, 2021.

E. Black River Nature Preserve – Bluebell Valley CXT Restroom
   1. Commissioner Neate offered a motion approving the purchase of a CXT single-stall "Rocky Mountain"-style restroom, including options that are consistent with restrooms at other park district locations, delivery, and installation, at a cost not to exceed $31,000. Chairman de Luna seconded; the motion unanimously carried.

VIII. EXECUTIVE SESSION

A. Chairman de Luna offered a motion that the board move into executive session for the discussion of land acquisition and employment of a public employee. Commissioner Neate seconded; the motion unanimously carried.
   1. Guests Greg O'Connell and Rob Geissman left the meeting at this time.

B. Following discussion, Chairman de Luna offered a motion that the board move into regular session. Commissioner Davis seconded; the motion unanimously carried.

C. Commissioner Davis offered a motion approving a five-year employment and annual compensation contract for Director Eppink with language to be finalized by Legal Counsel Holland for presentation at the November meeting. Chairman de Luna seconded; the motion unanimously carried.

IX. COMMISSIONERS' COMMENTS

A. Commissioner Neate commented that it makes sense to clarify lease terms on all existing park district leases. He suggested that when writing the new lease for Gloria Glens, the lease term should be extended, and permission should be granted to the homeowners association to proceed with the bench project on "the island" yet this year if possible.

B. Commissioner Davis asked as to OPRA Director Woody Woodward's health following his recent COVID-19 diagnosis. Director Eppink reported that Woody is doing okay and is recuperating at home.

X. ADJOURNMENT

A. There being no further business for discussion, Chairman de Luna declared the meeting adjourned at 11:20 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 48.

BOARD OF COMMISSIONERS
MEDINA COUNTY PARK DISTRICT

NATHAN D. EPPINK, DIRECTOR

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