MINUTES OF THE

BOARD OF COMMISSIONERS

OF

MEDINA COUNTY PARK DISTRICT

October 26, 2022

I. CALL TO ORDER

A. Chairwoman Davis called the meeting to order at 8:32 a.m. at park headquarters, 6364 Deerview Lane, Medina, Ohio.

B. Roll Call

1. Roll call showed Chairwoman Davis and Commissioner Neate present. Also in attendance were Director Eppink, Planning & Operations Manager Smith, Development Coordinator Peacock, Business Manager Chaney, Legal Counsel Holland, and Guests Tim Cochrane and Bryan Midlik of the Chippewa Lake Waterski Team.

II. APPROVAL OF MINUTES

A. September 21, 2022

1. Chairwoman Davis offered a motion approving the minutes of the September 21, 2022 meeting as presented. Commissioner Neate seconded; the motion unanimously carried.

III. PUBLIC PARTICIPATION

A. Guests Tim Cochrane and Bryan Midlik of the Chippewa Lake Waterski Team

1. Mr. Cochrane and Mr. Midlik introduced themselves and shared that they are seeking a collaborative partnership with the park district involving special events and programs and, perhaps, some additional facilities at Chippewa Lake in the future.
2. Commissioner Neate asked how many of the members dock on the lake. Mr. Cochrane stated that approximately 15 (of approximately 85) members dock on the lake. Commissioner Neate asked their thoughts on a limitation of horsepower. Mr. Cochrane explained that the stated horsepower is irrelevant; the type of boat makes a difference. Mr. Neate thanked Mr. Cochrane and Mr. Midlik for attending and introducing themselves.
3. Director Eppink asked if the ski team boats are docked on the lake. Mr. Midlik said that the boats are either trailered in or are on lifts at the docks.

IV. FINANCIAL REPORTS

A. Cash Balance Statement

1. The September 2022 cash balance statement was presented for the board's perusal.

B. Cash Flow Statement

1. The September 2022 cash flow statement was presented for the board's review.

C. Quarterly Expense Report #3

1. Quarterly Expense Report #3 for July, August, and September was presented.

D. Approval of Vouchers
   1. Resolution #22-016, September Vouchers
      a. Chairwoman Davis offered a motion approving Resolution #22-016, payment of the September 2022 vouchers, as presented. Commissioner Neate seconded; the motion unanimously carried.

E. Quarterly Credit Card Report #3
   1. The third quarter credit card report for July, August, and September was presented for the board's review.

F. Resolution Accepting Rates and Amounts
   1. Resolution #22-017
      a. Commissioner Davis offered a motion approving Resolution #22-107, *Accepting the Rates and Amounts* for 2023, as presented. Commissioner Neate seconded; the motion unanimously carried.

G. Appropriation Transfer
   1. October 2022
      a. Commissioner Neate offered a motion ratifying the October 2022 appropriation transfer within the general and major park development funds as presented. Chairwoman Davis seconded, the motion unanimously carried.

V. DIRECTOR/STAFF REPORTS

A. Director's Updates
   1. Job Updates
      a. Director Eppink reported that the park district is still looking for a park planner, police officer, and park laborer. He said that a summer seasonal maintenance employee will become a part-time park laborer at the end of the month and will transition to full-time employment effective the first pay period of the new year.
      b. The director reported the resignation of Trail Steward Daniel Dydek effective October 28.
   2. Chippewa Lake Docking
      a. Director Eppink reported of a virtual meeting held with about a dozen Chippewa Lake stakeholders where he announced that the park district is no longer willing to own or maintain docking program.
   3. Health Insurance
      a. The director reported that, per county commissioner resolution, the BeWell wellness benefit will continue into 2023. There is no employee contribution to the coverage premium for participants completing the program. The park district is aware there will be a premium increase for 2023, however, the county has yet to release the numbers.
   4. Siren Update
      a. As a follow up to Chippewa Lake Village Council Representative Alan Robbins' attendance at last month's board meeting, the director reported that he investigated and found there to be no funding sources through ODNR. Director Eppink conveyed to Mr. Robbins that the park district isn't willing to own or maintain a weather siren on park property.

5. Sharon Nature Preserve
   a. The director invited the board to attend the ribbon-cutting ceremony at Sharon Nature Preserve on October 27 at 2 p.m.
6. Development Coordinator Peacock informed the board she will be providing a report at next month's meeting regarding an upcoming Friends of the Parks' fundraising campaign for capital projects.

B. Monthly Report
   1. Director Eppink provided the September Monthly Report for the board's perusal.
      a. Planning & Operations Manager Smith reported that construction at Sharon Nature Preserve is, for the most part, completed. The H2Ohio Litchfield Wetlands project is moving swiftly along and that a massive amount of earthwork has been done in a short amount of time. The opening of the Litchfield site has yet to be determined.

C. Departmental Activities
   1. Director Eppink provided the September Departmental Activity Report for the board's review.

VI. OLD BUSINESS

A. No Old Business was presented for discussion.

VII. NEW BUSINESS

A. LWCF Application for Rivendell Nature Preserve
   1. Resolution #22-018, Resolution of Authorization
      a. Chairwoman Davis offered a motion approving Resolution #22-018 as presented, permitting the director to apply to the Land and Water Conservation Fund for up to $400,000 to develop Rivendell Nature Preserve.

RESOLUTION #22-018, RESOLUTION OF AUTHORIZATION
WHEREAS, the State of Ohio, through the Ohio Department of Natural Resources, administers financial assistance for public recreation purposes through the federal Land and Water Conservation Fund program; and
WHEREAS, Medina County Park District desires financial assistance under the Land and Water Conservation Fund to develop Rivendell Nature Preserve in Westfield Center and Westfield Township.
NOW, THEREFORE, be it resolved that the Board of Commissioners approves filing the Land and Water Conservation Fund application for assistance; that Director Nathan D. Eppink is hereby authorized and directed to execute and file an application with the Ohio Department of Natural Resources and to provide all information and documentation required to become eligible for possible funding assistance; and that the park district agrees to obligate the funds required to satisfactorily complete the proposed project and become eligible for reimbursement under the terms of the Land and Water Conservation Fund.

      b. Commissioner Neate seconded; the motion unanimously carried.

B. Lease Agreement with CMNH
   1. Chairwoman Davis offered a motion authorizing the director to enter into a lease agreement with the Cleveland Museum of Natural History, pending legal counsel review, with the understanding that the final agreement will be brought forward for ratification during a future meeting. Commissioner Neate seconded; the motion unanimously carried.

C. Construction Agreement with ODNR
   1. Chairwoman Davis offered a motion authorizing the director to enter into a construction agreement with the Ohio Department of Natural Resources, pending legal counsel review, granting ODNR permission to construct an earthen berm along a portion of the Little Killbuck Creek Wetlands located on park district property in Harrisville Township to prevent invasive aquatic species from entering the Lake Erie Watershed. The final agreement will be brought forward for board ratification during a future meeting. Commissioner Neate seconded; the motion unanimously carried.

D. Memorandum Agreement for CYC Shelter
   1. Chairwoman Davis offered a motion authorizing the director to execute a memorandum agreement between the park district, the Chippewa Yacht Club, and the Medina County Sanitary Engineer for improvements being made near an existing sewer line. Per Legal Counsel Holland's recommendation, the document will be amended to change the "land owner's responsibilities" to "CYC's responsibilities" regarding future maintenance costs related to this project.. Commissioner Neate seconded; the motion unanimously carried.
      a. Guest Bryan Midlik left the meeting at this time.

E. Leases for 4092 Medina Road
   1. No motion was made following discussion of the proposed park district leases for 4092 Medina Road with Cathy's House and Friends of Medina County Parks as Legal Counsel Holland will make adjustments to the documents as discussed.
      a. Guest Tim Cochrane left the meeting at this time.

F. H2Ohio Chippewa Lake Wetland Restoration Project: Construction Bid – Vaughn
   1. Commissioner Davis offered a motion authorizing the advertisement for public bid for the H2Ohio Chippewa Lake Wetland Restoration – Vaughn project as required by law. Commissioner Neate seconded; the motion unanimously carried.

G. H2Ohio Chippewa Lake Wetland Restoration Project: Request for Qualifications (RFQ) for Design-Build Services – Amusement Park Site
   1. Chairwoman Davis offered a motion approving the solicitation of qualification statements for design build services for the Chippewa Lake amusement park wetland restoration site. Commissioner Neate seconded; the motion unanimously carried.

VIII. EXECUTIVE SESSION

A. Chairwoman Davis offered a motion to move into executive session for the discussion of land acquisition. Commissioner Neate seconded; the motion unanimously carried.

B. Chairwoman Davis offered a motion to move out of executive session. Commissioner Neate seconded; the motion unanimously carried.

C. The following motions were made as a result of executive session discussion.
   1. Chairwoman Davis offered a motion to advertise the sale of a portion of Medina County permanent parcel number 041-15B-08-002, including the home at 7859 Westfield Road and approximately 4.6 acres, contingent upon approval of the Medina County Probate Court. The minimum bid shall be $300,000, and proceeds shall be deposited into park district revenue fund 3403-7800-40599. Commissioner Neate seconded; the motion unanimously carried.
   2. Chairwoman Davis offered a motion authorizing the director to purchase approximately 14.2787 acres in Westfield Township for $5,000 per acre from fund 3403-7800-50790. Closing costs shall be split between buyer and seller. Commissioner Neate seconded; the motion unanimously carried.
   3. Chairwoman Davis offered a motion authorizing the director to purchase approximately 0.278 acres in Lodi for up to $28,500 from fund 3403-7800-50790. Closing costs shall be split between the buyer and seller. Commissioner Neate seconded; the motion unanimously carried.

IX. COMMISSIONERS' COMMENTS

A. No comments were offered.

X. ADJOURNMENT

A. There being no further business for discussion, Chairwoman Davis 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 51.

BOARD OF COMMISSIONERS
MEDINA COUNTY PARK DISTRICT

NATHAN D. EPPINK, DIRECTOR

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