

REGULAR MEETING OF THE BOARD OF PARK COMMISSIONERS

ANDERSON TOWNSHIP PARK DISTRICT

May 14, 2009

Nadine Gelter, President, called the regular meeting of the Board of Park Commissioners of the Anderson Township Park District to order at 6:33 pm at the Anderson Township Park District, Juilfs Park Office, 8249 Clough Pike. Present were Board Members: Dale Bartholomew, Duffy Beischel and Mark Bissinger (7:35 arrival). Also present were: Ken Kushner, Executive Director; Emily Armstrong, Assistant Director; Bailey Martella, Financial Officer/Board Clerk; and Scott Lahman, Recreation Manager.

GUESTS: Tony Dick, Metropolitan Sewer District (MSD); Marianne Myers, Resident; Bill Myers, Resident; Larry Waltz, Owner/Operator of Bridle Run Stables; Kathy Myers, Resident.

OATH OF OFFICE: Dale Bartholomew and Duffy Beischel read their Oath of Office, which was witnessed by Emily Armstrong and notarized by Bailey Martella. Their new term will expire on the first Monday in May, 2012.

ELECTION OF OFFICERS: Mr. Bartholomew moved that the Board approve the proposed slate of officers as follows:

President	Duffy Beischel
Vice President	Mark Bissinger
Members	Dale Bartholomew
	Lisa Klancher
	Nadine Gelter

Mrs. Gelter seconded the motion. Voting: Yes: Mr. Beischel, Mrs. Gelter, Mr. Bartholomew, (3), No: None (0). The motion carried unanimously

AGENDA: Mrs. Gelter moved the Board approve the Agenda. Mr. Bartholomew seconded the motion. Voting: Yes: Mr. Beischel, Mrs. Gelter and Mr. Bartholomew. (3), No: None. The motion carried unanimously.

LARRY WALTZ ~ BRIDLE RUN STABLES: Mr. Larry Waltz, owner of Bridle Run Stables and tenant at Johnson Hills Park came before the Board to request an extension to January 1, 2010 on the Bridle Run Stables' July 1, 2009 lease termination. He explained he had been out bid on one potential piece of property and has a contract on another site but will not close until June 1, 2009. After closing it would take approximately four (4) months to build a new barn to house his equestrian operation. The Board asked Mr. Kushner how this new development would affect the district's plans for initial development. He stated that it would certainly slow the district down and delays the plan of opening the entire facility to the public this year.

Mr. Kushner asked if Mr. Waltz planned to run the usual riding camp if he is allowed to stay and he indicated that he would like to but wouldn't if the district would not allow it or would conflict with the district's infrastructure development.

Mr. Beischel stated he always felt that a good relationship existed between Mr. Waltz and the district but he has been extremely disappointed and bothered by the “bashing” by some, of what appear to be, clients of Bridle Run Stables. Mr. Waltz indicated he had not been part of the negative comments and would be appalled and hurt if it has come from any of his patrons. Mr. Beischel noted he is aware that this extension would inconvenience the district and alter our plans, however, he made a motion to extend Mr. Waltz’s lease. Mrs. Gelter suggested a special meeting when all five (5) of the board members could enter into a discussion pertaining to the extension. Mr. Waltz agreed to return if necessary to talk to the full Board.

OLD BUSINESS:

Clear Creek Park Trail: Mr. Kushner reported that The Ohio Department of Natural Resources (ODNR) has approved our engineer’s drawings for the Clear Creek Park Trail. Jeff Stein, the project engineer, has prepared bid packets for surfacing contractors. These packets will be advertised in the newspaper and also would be available through Mr. Stine’s office. He further reported that the ATPD staff will perform all excavation work and should begin the week of May 11th.

Anderson Days: Mr. Kushner reported he greatly appreciates the continued generosity and support of Mr. Bill Woeste, Mr. Jim Woodall, Mr. Farlain Smith and the Beechmont Automobile Group for agreeing to once again sponsor the fireworks for Greater Anderson Days.

Beech Acres Parenting Center Storage Building: Mr. Kushner presented the Board with a draft contract from Beech Acres Parenting Center pertaining to the rental of one of their storage buildings in exchange for the park district mowing and snow removal of their facility. He stated the snow removal cost had been capped at \$3,000 per year. Mr. Beischel asked Mr. Kushner to negotiate and modify the agreement taking out the snow removal. Once this is accomplished Mr. Kushner will send it to Mr. Thomas Luebbbers, the district legal counsel, and then bring the revised contract back for Board consideration. Mr. Luebbbers has been out-of-town and had not yet had an opportunity to review the contract.

Beech Acres Playground: Mr. Kushner advised the Board that staff has completed the assembly of Phase IV of the Beech Acres Park playground. He further noted the spring rains have delayed the play-surfacing contractor. Pending weather conditions, Phase IV should be complete by the end of May.

Johnson Hills Park: Mr. Kushner reported that he, Emily Armstrong and Mike Smith had met with Gary Wolnitzek, RLA, to discuss possible development concepts by Human Nature for Johnson Hill Park. Mr. Kushner also reported that Jim Myers, as before, is working on a 3-mile trail design and the completion of the outer trail loop.

RecPlex Feasibility Study: Mr. Kushner advised that he, Scott Lahman and Jessica Fall have met with Mike Carroll, Brandstetter Carroll, to discuss how the current RecxPlex is programmed, fee structures and the space issues the Recreation Department is experiencing. He stated that as Brandstetter Carroll continues with the Feasibility Study for the Replacement RecPlex, their findings would be presented to the Board.

NEW BUSINESS

Johnson Hill Park Meeting: After a brief discussion it was determined that the Board and some staff would meet at Johnson Park on June 13, 200 at 7:00 am to walk the park and discuss current plans and future possibilities for the property and facilities.

Rules and Regulation Changes: Mrs. Gelter moved for staff to draft a rule to preclude Paramotoring on properties and facilities managed by the park district and to follow the procedure for adding this change to our Rules and Regulations. Mr. Bartholomew seconded the motion..
Voting: Yes: Mr. Bartholomew, Mr. Beischel and Mrs. Gelter. (3); No: None. The motion carried unanimously.

Employee Background Checks: Mrs. Armstrong requested a change to the pre-employment and employee background check process for current employees, new hires, instructors, contract employees and volunteer coaches. She explained that finger printing through BCI and the FBI is the current background check standard for staff in the licensed childcare profession and in the schools. While the district's camps are exempt from licensure, mirroring the licensure criteria lends credibility to our programs. After a brief discussion it was decided all staff would be processed on a 3-year rotation except for the RecPlex and park staff that more frequently work at the RecPlex and Beech Acres Park which would undergo annual checks. We would continue to conduct background checks for instructors, contract employees and volunteer coaches via SSCI, the current background check company.

Purchase Orders Approval: Mr. Bartholomew moved for the Board to approve the following authorized between meeting Purchase Order:

Arnold Printing	Summer Guide	\$ 6,302.00
Fifth Third Bank - Leasing	Equipment Lease	\$42,753.43

Mrs. Gelter seconded the motion. Voting: Yes: Mr. Bartholomew, Mr. Beischel and Mrs. Gelter. (3); No: None. The motion carried unanimously.

Staff Changes: Mr. Bartholomew moved to approve staff's recommendation to hire the following part-time staff: Recreation Department: Sean Arnold, Brooke Baker, Katherine Berno, Bryan Sallee, Mary Sandmann and Garrett Welch; Operation's Department: Charles Seibert.
Mrs. Gelter seconded the motion. Voting: Yes: Mr. Bartholomew, Mr. Beischel and Mrs. Gelter. (3); No: None. The motion carried unanimously.

Mr. Bissinger arrived at 7:35 pm.

Riverside Park: Mr. Kushner introduced Mr. Tony Dick, MSD representative, who came to the meeting to answer any questions the Board may have concerning the Dry Run Sewer Extension project slated to go through part of Riverside Park. Mr. Beischel explained to Mr. Dick that this project would greatly impact the district's revenue stream because of the loss of rental time of the fields. He further stated the amount offered for the easements does not begin to compensate the district for the loss of revenue, possible harm to our irrigation well and other property. He asked why the project could not be run along the other side of the road, in the open field, thus

saving revenue and disruption to the district and their field users. Mr. Dick indicated the change would cost MSD an additional \$300,000 and stated that outside of the cost there could be a problem getting agreement with Martin Marietta, owner of the open property across the road. Mr. Bissinger concurred with Mr. Beischel and elaborated further that this disruption would not only cost the district during the time of construction but for an undetermined amount of revenue in the future until the turf is restored to its current state. It was also noted that if patrons cannot play on these fields for several seasons they might find other facilities and not return. He also took issue with the fact that the appraiser listed the property as "vacant land" and not as commercial property. The Board, as a whole, took issue with this determination since it is a large revenue stream for the district. The Board asked Mr. Kushner and Mrs. Armstrong to determine what the district's actual revenue and property loss would be for the period of construction and beyond.

Mr. Dick stated that it was a possibility that MSD would pay to construct a new well, hire a new appraiser, and sod the disrupted areas. Mr. Dick also stated he would have the easement lines both temporary and permanent painted on the property so the Board could visualize the impact.

FUNDRAISING & GRANT ACTIVITY

Mr. Kushner stated there is no change in status on fundraising requests and grant applications.

FINANCIAL REPORTS AND AUTHORIZATION OF EXPENDITURES

Mr. Bartholomew moved for the Board to approve the **April 2009 Financial Reports and Authorized the Expenditures** as presented by Mrs. Martella. Mrs. Gelter seconded the motion. Voting: Yes: Mr. Beischel, Mr. Bartholomew, Mr. Bissinger and Mrs. Gelter. (4); No: None. The motion carried unanimously.

APPROVAL OF MINUTES: Mr. Bartholomew moved to approve the minutes of the **April 9, 2009 Regular Meeting**. Mrs. Gelter seconded the motion. Voting: Yes: Mr. Beischel, Mr. Bartholomew and Mrs. Gelter (3) No: None. The motion carried unanimously.

BRIDLE RUN STABLES DISCUSSION: With Mr. Bissinger in attendance the Board reopened the Bridle Run Stables lease extension discussion. Mr. Bartholomew moved to grant Mr. Larry Waltz, Bridle Run Stables, an extension from July 1, 2009 to October 31, 2009 for the lease termination and gave Mr. Kushner the authority to grant a month-to-month extension until January 1, 2010. Mrs. Gelter seconded the motion. Voting: Yes: Mr. Beischel, Mr. Bartholomew, Mr. Bissinger and Mrs. Gelter. (4); No: None. The motion carried unanimously. The Board asked Mr. Kushner to contact Mr. Tom Luebbbers to write an amendment to the lease.

At 9:20 pm Mrs. Martella left the meeting.

Mrs. Armstrong reported that at 9:33 p.m. Mr. Beischel moved the Board adjourn into Executive Session to discuss land acquisition and personnel issues. Mr. Bartholomew seconded the motion. Voting: Yes: Mr. Beischel, Mr. Bartholomew, Mr. Bissinger, and Mrs. Gelter (4) No: None. The motion carried unanimously.

At 10:05 p.m. Mr. Beischel moved the Board adjourn the Executive Session and re-open the regular meeting. Mr. Bartholomew seconded the motion. Voting: Yes: Mr. Beischel, Mrs. Gelter, Mr. Bartholomew, and Mr. Bissinger. (4) No: None. The motion carried unanimously.

At 10:06 p.m. there being no further business to be brought before this Board, Mr. Beischel moved to adjourn the meeting. Mr. Bissinger seconded the motion. Voting: Yes: Mrs. Gelter, Mr. Bartholomew, Mr. Bissinger and Mr. Beischel. (4) No: None. The motion carried unanimously.

Submitted by,

Bailey H. Martella
Financial Officer/Board Clerk

Dale Bartholomew

Duffy Beischel

Mark Bissinger

Nadine Gelter