

# REGULAR MEETING OF THE BOARD OF PARK COMMISSIONERS

## ANDERSON TOWNSHIP PARK DISTRICT

**April 8, 2010**

J. Duffy Beischel, President, called the regular meeting of the Board of Park Commissioners of the Anderson Township Park District to order at 6:31 pm at the Anderson Township Park District, Juilfs Park Office, 8249 Clough Pike. Present were Board Members: J. Duffy Beischel, Dale Bartholomew, Nadine Gelter, and Josh Gerth. Also present were: Ken Kushner, Executive Director; Emily Armstrong, Assistant Director/Board Clerk; Brian Jordan, Financial Officer, Mike Smith, Operations Manager, and Scott Lahman, Recreation Manger.

**GUESTS:** Community Press Staff: Lisa Wakeland; Karen D'Agostino (arrived late).

### PLEDGE OF ALLEGIANCE

**AGENDA:** Mrs. Gelter moved the Board approve the Agenda. Mr. Gerth seconded the motion. Voting: Yes: Mr. Gerth, Mr. Bartholomew, Mr. Beischel, and Mrs. Gelter (4); No: None. The motion carried unanimously.

### OLD BUSINESS:

Johnson Hills Park Planning: Mr. Kushner reported that he met with Johnson Hills Park neighbors, Karen D'Agostino and Lynn Finzer of Crooked Stick, to review concepts for the Moorman Mini Farm area. He stated that at their meeting, Ms. D'Agostino presented a concept she designed which re-located the parking lot and restrooms further into the park. Mr. Kushner stated to the Board that Ms. D'Agostino's greatest concern is in regard to the location of the restrooms in proximity to the homes on Crooked Stick. Mr. Kushner presented the Board with Ms. D'Agostino's Proposed Sanctuary Version, and the four concepts of the Moorman Mini Farm that had been previously presented to the Board. Mr. Kushner stated that Ms. D'Agostino's concept moved the parking lot further over the hill; he stated that doing so would result in a significant increase in the cost of the project. Mr. Kushner recommended Concept #4 to the Board, with the accommodation to move the restrooms further away from the Crooked Stick property line by constructing the restrooms and the barn as one facility. Mr. Kushner stated unforeseen situations can arise during projects, and that changes may need to be made, accordingly. The Board stated that Mr. Kushner's recommendation seemed like a good accommodation and instructed Mr. Kushner to move forward with the plan.

Mr. Beischel suggested terracing the orchard/garden. Mr. Kushner said more research needs to be done and that much work lies ahead with the Moorman Mini Farm area.

Mr. Kushner reviewed for the Board the park district's plans to accommodate the neighbors' concerns, including: installing a lockable gate along the Crooked Stick entrance, combining the Crooked Stick trail head and the driveway, moving the parking and restrooms further into the park, creating a berm and planting vegetation alongside the property line next to the Fermann property, discontinuing the trail alongside the property line next to the Finzer property, and constructing a bridge or culvert for the trail to cross the ravine.

Mr. Kushner reported that clean up of the park Core area continues and that the large barn area clean-up is almost complete.

Synthetic Field Financing: Mr. Kushner reported the bond money is in the park district's account. He reported the park district is serving as the general contractor for this project. He reported that Brandstetter Carroll, Inc. is providing the construction drawings, permits, and assisting the park district with writing the bid specifications for the project. Mr. Bartholomew asked about the zoning process for the lighting. Mr. Kushner reported April 15<sup>th</sup> as the deadline for submission of materials to the Anderson Township Zoning May, 2010 meeting.

Sheriff's Contract: Mr. Kushner reported he has received the completed contract, and that it needs to have a few typos corrected.

Mrs. D'Agostino arrived at the meeting during this time.

Greater Anderson Days 2010: Mr. Kushner reported a thank you is in order for Mr. Woeste of the Beechmont Automotive Group for agreeing to sponsor the fireworks display once again.

Organizational Chart:

Mr. Bartholomew moved the Board approve the Organizational Chart. Mrs. Gelter seconded the motion. Voting: Yes: Mr. Gerth, Mr. Bartholomew, Mr. Beischel, and Mrs. Gelter (4); No: None. The motion carried unanimously.

Current and Former Board Members:

Mr. Beischel suggested the staff celebrate the park district's 35<sup>th</sup> birthday at the Greater Anderson Days 2010 Sponsor Reception, featuring a cake and invitations to all former Board Members.

**NEW BUSINESS:**

Meeting with Anderson Township Administration:

Mr. Kushner reported to the Board that he and Emily Armstrong met with Vicky Earhart and Steve Sievers of Anderson Township Administration on March 19<sup>th</sup>. Mr. Kushner reported that the Township and the park district work with each other on community matters, including letters of support for various projects. Mr. Kushner reported the meeting highlighted the park district's direction for the Parks and included an update on W. M. Johnson Hills Park.

Mr. Kushner reported that he updated Ms. Earhart and Mr. Sievers about the Riverside Synthetic Turf Fields project. Mr. Beischel asked if the various user organizations were aware of the project. Mr. Kushner stated he has made the user groups aware that the fields will be rentable this fall, even if the lighting portion of the project may happen a little later. Mr. Kushner stated there is interest from all over the city in the fields, and the prime season is November through May.

Ms. D'Agostino asked where and how many fields were planned and if the synthetic turf fields were replacing other fields. Mr. Kushner responded that the new fields will compliment the fifty natural turf athletic field areas the park district has currently. He also stated that the new synthetic fields will enable users to play regardless of the weather. Ms. D'Agostino asked if the park district plans to charge rent for use of the fields, to which Mr. Kushner responded that it would.

Mr. Bartholomew asked Mr. Kushner if he had made a presentation to the Anderson Township Trustees since his last in January of 2009. Mr. Kushner responded that he had not, and that he would request to be on the Trustees meeting schedule in the near future.

Mr. Kushner reported that he informed Ms. Earhart and Mr. Sievers at the March 19<sup>th</sup> meeting about general park improvements and the need for indoor recreational space in the Township. Mr. Beischel asked if the park district's property at State and Nagel Roads was a possibility, to which Mr. Kushner responded that it was not. Ms. D'Agostino asked about the indoor building. Mr. Kushner responded the park district is in the planning stages to replace the RecPlex at Beech Acres Park. He stated that the park district currently leases the Beech Acres Park RecPlex owned by the Beech Acres Parenting Center and rents gym space from the Forest Hills School District. He stated that a significant demand exists in Anderson Township for more gym space and indoor walking trails. Mr. Kushner stated the park district's programs and events are currently out of space, and that there is a demand for indoor walking trails, and basketball and volleyball court time, even with the addition of Nothin' but Net in Clermont County. He reported the park district has been talking about indoor recreational space for over twenty years. Ms. D'Agostino suggested the park district consider adding an ice rink, and that there is no ice on this side of town. Mr. Kushner stated that ice has been a recurring component request, and that the park district would like to include ice at some point in the future, but that indoor courts, walking trails athletic space, classrooms, and some office space for the Recreation Department are the current priorities.

#### Calendar of Events:

Mr. Kushner informed the Board that a meeting will take place on April 15 with the Hamilton County Park District regarding the Ohio to Erie Bike Trail. He also informed the Board that the April 12<sup>th</sup> is the Anderson Area Chamber of Commerce's Citizen of the Year event. Ms. Gelter asked where the Great American Clean Up event was planned for this year. Mr. Kushner responded that W. M. Johnson Hills Park is the site and that a lot of the old fencing needs to be cleaned up.

#### Beech Acres Cell Tower:

Mr. Kushner reported that Clearwire sent a letter to the adjacent neighbors of Beech Acres Park regarding their intentions to sublease space on the existing Beech Acres Park monopole. He explained that Clearwire failed to notify the park district that they were notifying the neighbors, and that an agreement is still being negotiated with T-Mobile and Clearwire. Mr. Kushner explained that adding a new co-locator does not change the look of the monopole.

### **REQUEST FOR APPROVAL**

Purchase Orders Approval: Mrs. Gelter moved the Board approve the following between-meeting Purchase Orders:

Peck, Shaffer & Williams	2010 Bond Legal Services	\$ 7,850.00
PNC Bank	2010 Bond Payment	\$132,740.79
Advanced Turf Solutions, Inc	Fertilizer	\$ 6,000.00

Mr. Gerth seconded the motion. Voting: Yes: Mr. Gerth, Mr. Bartholomew, Mr. Beischel, and Mrs. Gelter (4); No: None. The motion carried unanimously.

Staff Changes: Mrs. Gelter moved the Board approve staff's recommendation for the following: Employment Status: Mr. Kushner informed the Board that the Recreation Department plans for Lori Fyffe to serve as a contract sports instructor, that she is a former employee, and that she is the sister of a current Recreation Department employee. Hiring of Brian Meyer, Full Time Recreation Supervisor.

Mr. Bartholomew seconded the motion.

Voting: Yes: Mr. Gerth, Mr. Bartholomew, Mr. Beischel, and Mrs. Gelter (4); No: None. The motion carried unanimously.

Sheriff's Cruiser: Mr. Bartholomew moved the Board approve staff's recommendation to purchase a new, used cruiser from Anderson Township for an amount not to exceed \$5,800, including decaling, and authorize Brian Jordan to open a purchase order for the amount of \$5,500. Mrs. Gelter seconded the motion. Voting: Yes: Mr. Gerth, Mr. Bartholomew, Mr. Beischel, and Mrs. Gelter (4); No: None. The motion carried unanimously.

Fundraising and Grant Activity: Mr. Kushner reported that the grant administrators with the Ohio Department of Natural Resources (ODNR) recommended the park district withdrawal the grant applications submitted for the Clean Ohio Trails Funds (COTF) and the Recreational Trails Program (RTP) for this grant cycle, and re-submit a combined application for next year. Mr. Kushner reported the ODNR representatives told him that a combined application would have a better chance at success for funding. Mr. Kushner explained that RTP is not currently funded, and the timing is better for the park district considering the current workload and projects currently underway.

Mr. Beischel asked what other grants the park district is trying for, to which Mr. Kushner responded that there was nothing to report. Mr. Bartholomew informed Mr. Kushner that he has a contact at Duke Energy as a possibility for lighting, and that he would get him the information. Mr. Beischel suggested that Mr. Kushner talk to the Township about their success with grants. Mr. Beischel directed Mr. Kushner to prepare a proposal/presentation in six months for the replacement RecPlex in order to commence fundraising as soon as possible.

#### **FINANCIAL REPORTS AND AUTHORIZATION OF EXPENDITURES**

Mr. Bartholomew moved the Board to approve the **March 2010 Financial Reports and Authorized the Expenditures** as presented by Mr. Jordan. Mrs. Gelter seconded the motion. Voting: Yes: Mr. Gerth, Mr. Bartholomew, Mr. Beischel, and Mrs. Gelter (4); No: None. The motion carried unanimously.

**APPROVAL OF MINUTES:** Mr. Bartholomew moved to approve the minutes as corrected of the **March 11, 2010 Regular Meeting**. Mr. Gerth seconded the motion. Voting: Yes: Mr. Gerth, Mr. Bartholomew, Mr. Beischel, and Mrs. Gelter (4); No: None. The motion carried unanimously.

W. M. Johnson Park: Ms. Wakeland, Community Press, asked the Board for a copy of the concepts for the Moorman Mini Farm area of W. M. Johnson Hills Park. Mr. Kushner gave her a copy of the five concepts.

Ms. D'Agostino asked several questions pertaining to the Moorman Mini Farm area of W. M. Johnson Hills Park. Ms. D'Agostino stated that the relocation of the restrooms to the barn

seemed acceptable to her. Ms. D'Agostino asked for the Board's explanation as to why the parking lot cannot be re-located further away from the homes on Crooked Stick. Mr. Kushner responded that her request would add too much to the cost of the project, as the land drops significantly in elevation in that area of the park. Mr. Kushner stated the Board recommended concept #4, which includes the following items previously discussed with the Crooked Stick neighbors: installing a lockable gate along the Crooked Stick entrance, combining the Crooked Stick trail head and the driveway, moving the parking and restrooms further into the park, creating a berm and planting vegetation alongside the property line next to the Fermann property, discontinuing the trail alongside the property line next to the Finzer property, and constructing a bridge or culvert for the trail to cross the ravine. Mr. Kushner stated that while the restroom and the barn facility would be a combined facility, the restroom feature may be constructed first as a stand-alone amenity until the barn can be constructed at a later date. Ms. D'Agostino thanked the Board and stated that she would pass along the information to her neighbors. The Board thanked Ms. D'Agostino for her time.

At 7:43 pm Mr. Bartholomew moved the Board adjourn into Executive Session to discuss land acquisition. Mr. Gerth seconded the motion. Voting: Yes: Mr. Gerth, Mr. Bartholomew, Mr. Beischel, and Mrs. Gelter (4); No: None. The motion carried unanimously.

At 8:01 pm Mr. Bartholomew moved the Board adjourn the Executive Session and re-open the regular meeting. Mr. Gerth seconded the motion. Voting: Yes: Mr. Gerth, Mr. Bartholomew, Mr. Beischel, and Mrs. Gelter (4); No: None. The motion carried unanimously.

At 8:01 pm there being no further business to be brought before this Board, Mr. Bartholomew moved to adjourn the meeting. Mr. Gerth seconded the motion. Voting: Yes: Mr. Gerth, Mr. Bartholomew, Mr. Beischel, and Mrs. Gelter (4); No: None. The motion carried unanimously.

Submitted by,

Emily Armstrong  
Assistant Director/Board Clerk

---

Dale Bartholomew

---

J. Duffy Beischel

---

Nadine Gelter

---

Josh Gerth