



**Minutes
Regular Meeting
Bellbrook-Sugarcreek Park District
February 24, 2022**

CALL TO ORDER

The Regular Meeting of the Board of Park Commissioners of the Bellbrook-Sugarcreek Park District, also known as the Bellbrook-Sugarcreek Park District, was held at the Park Headquarters. The meeting was called to order at 7:00 A.M. with the following in attendance: Commissioners Ackerman, Tischer, Johnson, Mr. Stewart, Executive Director and Sarah Mantia, Business Manager. Notice of this meeting was sent to the Xenia Daily Gazette on January 13, 2022.

APPROVAL OF MINUTES

Mr. Ackerman moved, Mr. Johnson seconded, and the minutes of the January 27, 2022 scheduled Regular Meeting were approved as delivered to all members in advance.

Vote on the motion was as follows:
Ayes: Ackerman, Johnson & Tischer

VISITORS

The Board will now open the meeting to visitor comments.

Lisa Burke – Sugarcreek Township Resident
Marvin Moeller – Attending as Sugarcreek Township Resident
Carolyn Destefani – Representing Sugarcreek Township
Barry Tiffany – Representing Sugarcreek Township
Audra Dorn – Representing Bellbrook Sugarcreek Schools
Kevin Price – Representing Bellbrook Sugarcreek Schools
Doug Cozad – Representing Bellbrook Sugarcreek Schools
Forest Greenwood – Representing the City of Bellbrook

Ms. Burke asked the Commissioners if there have been any modifications to the rental policy for non-profits?

Mr. Stewart – The policy is currently under review due to additions in programs that are offered. However, at this time no formal action has been taken by the Commissioners.

Mr. Price – Introduced himself as a representative of the School Board and referenced a letter sent by the School Board in regards to property currently owned by the Park District located at

Feedwire Road and Pine Court. Mr. Price is requesting that approximately ½ acre be given to Sugar Creek Township. Mr. Price explained that the property had been originally owned by the School District and is formally requesting that the Park District consider this request so Sugar Creek Township would have a site to construct a veterans' memorial. Mr. Price said another option could be to return a portion of the parcel back to the School District and they would then donate it to the Township. Mr. Price said that from the School's perspective, they would like to see a portion of the original donation be used for the purpose of a veteran's memorial and utilized for the school's ROTC program.

Mr. Stewart explained that the Park District has historically been reluctant to relinquish property that has either been donated or acquired due to a violation of trust to the original owner, but agreed this is a bit unusual since the party who donated is making the request.

Mr. Price and Ms. Dorn said that they have researched the original deal and found no stipulations that this cannot be an option and that the School District prefers not to be involved but they want to support the project.

Mr. Johnson stated that he has been in government for many years and is disappointed how this process has been approached and explained that due to the scope of the original request suddenly changing and only being notified of this latest version feels a bit high pressured and coerced.

Ms. Dorn stated that this was just brought to the attention of the School District as well and went on to say that this had been mentioned before by a former Township Trustee but had always been Carolyn's vision.

Ms. Destefani – I have definitely been the most passionate about this project and to answer the question on why now – with potential funding options, we started looking at site options – the water tower site, the Park District, but felt the location on Pine Court offers the visibility, is walkable and have design concepts with the vision of lit flag poles and artifacts and would be open enough for large crowds. I know the board was originally in favor of retaining the parcel for this use and construction accomplished through private funds and donations, but the Township will be seeking capital improvement funds and must be expended on Township owned property.

Ms. Burke had a question about accessibility, and stated that she lives off Feedwire Road and the traffic at that location is significant.

Mr. Price agreed that the Middle School has traffic issues and stated that they are looking at lowering the speed limit to 35 MPH from the school to Kables Mill subdivision. Mr. Price explained that the school was approached about the water tower site for a potential location for the memorial.

Mr. Ackerman stated that the original request was to find a location for a statue honoring Jim Martin and had concerns that from the start that there was an issue raising funds to commission the construction of the statue and was aware that there were additional funding issues to cover the celebration held at Greene County Airport honoring Mr. Martin. Mr. Ackerman explained he just received the presentation from the Township last evening and questioned why the Park District was not notified or involved in this process. Mr. Ackerman questioned the lack of plan and foresight for this project. Mr. Ackerman went on to say that his term will conclude this year, but is disappointed in the community leaders who are pushing for this project. Mr. Ackerman said that the trees located on that site are there as memorials.

Mr. Price said that there would be no plans to remove the trees.

Ms. Destefani – County engineers are meeting about traffic, etc. but Pine Court is still the best option for walkability.

Mr. Tiffany asked how Pine Court fits in with the Park District's plans?

Mr. Stewart stated that this site at most would be utilized for passive recreation (play structure, gazebo, etc.)

Mr. Ackerman said that we need to look long term view and that the current state of transportation is not sustainable and speculated that sometime in the future that this site could be used as a hub for buses, charging stations, etc. We just don't know and thought that perhaps the Bellbrook Cemetery may be a more appropriate site for such a structure as it is close to both the City and Township.

Mr. Tiffany replied that the cemetery is completely plotted out and there is no room for a memorial.

Mr. Ackerman argued that the cemetery could support such a structure.

Ms. Destefani had concerns about the cemetery location and the ability for the Township to fund it.

Mr. Price said that he cannot see that ½ being a problem and any moments of future regrets by the Park District. The site will be lit and esthetically appropriate and would not be attractive in any other of the site options. Pine Court is the best option and should not consist of more than ½ acre.

Mr. Tischer said that he does not see a memorial being a problem for that site and felt that the Park District would gift the parcel to do so but questioned the initial request of ½ being enough due to access and parking?

Mr. Tiffany stated that a sidewalk would be included in the plan and agree that ½ may not be enough.

Mr. Tischer – I was under the impression that the statue had already been made.

Ms. Destefani – There was always a vision for the memorial and was working with Jody with the Chamber of Commerce who is related to Jim Martin.

Mr. Tischer questioned about the level of confidence to obtain funding for this project.

Ms. Destefani – I am very confident in the funding. We already have some bricks paid for.

Mr. Tiffany said that originally there was the idea of a sole statue, with Jim Martin as a model, but evolved into a project representing WWII veterans. Originally there were three groups involved in the process but the groups began fighting amongst themselves. Even if there is no statue there would still be a memorial.

Mr. Tischer said if this is the spot, we need to decide on the space necessary to accommodate the structure and would most likely want contingencies such as an established time period for commencement and conclusion of construction with reverter clauses in any agreement.

Mr. Stewart ask if the Township would be will in cover any legal expenses incurred by the Park District.

Mr. Tiffany answered that the Trustees would need to discuss, but he was open.

Mr. Ackerman said he would like the various entities work together and work together as a team including the City of Bellbrook and Greene County. Mr. Ackerman also expressed concerned about students parking in Kables Mill subdivision.

Mr. Cozad said parking in Kables Mill has not been an issue for 2-3 years as the school no longer has parking restrictions.

Ms. Burke ask if the city was involved in this project.

Mr. Greenwood expressed disappointment and frustration that the City was not made aware of the intentions of the Township to construct a memorial.

Ms. Destefani stated that she would be happy to bring her presentation to the next council meeting.

Mr. Greenwood stated that he is at a loss and mentioned that he cannot sell or promote something that he does not know about and feels that the communication needs to improve. Veterans are located in both Sugarcreek and Bellbrook as well.

Mr. Tiffany – that’s who they will represent.

Ms. Destefani – We would like to get all community leaders involved. The bricks would be for veterans and first responders as well; gray bricks for first responders and red for veterans.

Mr. Ackerman stated that although he supports veterans that this process feels rushed and asked why should he commit when there are still so many questions.

Mr. Tischer said that he has no issue proceeding with the Township presenting a conceptual plan for consideration.

Mr. Ackerman commented that the Township cannot move forward if they do not own the property and reminded the other Board members that this is setting precedent. Once you give it away it is gone.

FISCAL

Approval of New Expenses

Mr. Ackerman moved, Mr. Johnson seconded, and the Commission approved a motion for the payment of expenses incurred from January 1 through January 31, 2022.

Vote on the motion was as follows:

Ayes: Ackerman, Johnson & Tischer

Transfer of Funds

\$25,000 was moved from Money Market to Checking on 1/11 and 1/31.

NEW BUSINESS

AUTHORIZING LEGISLATION – attached resolution to be signed by commission

RESOLUTION 02242022

A RESOLUTION AUTHORIZING JEFFREY STEWART, EXECUTIVE DIRECTOR TO PREPARE AND SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO PUBLIC WORKS COMMISSION CLEAN OHIO GREEN SPACE CONSERVATION PROGRAM AND TO EXECUTE CONTRACTS AS REQUIRED FOR THE

FOLLOWING PROPERTY:

Parcel ID# L35000100030013100
L35000100030015600
L35000100030010800

Acres: Approximately 11.68
City of Bellbrook
Little Sugarcreek Road
Bellbrook, OH 45305

WHEREAS, the Clean Ohio Green Space Conservation Program provides financial assistance to political subdivision for enhancements to public infrastructure, and

WHEREAS, the acquisition herein above described is considered to be a priority need for the community and is qualified project under the OPWC programs,

NOW THEREFORE, BE IT RESOVLED by the **Bellbrook Sugarcreek Park District**:

Section 1: **Jeffrey Stewart, Executive Director** is hereby authorized to apply to the OPWC for funds as described above.

Section 2: **Jeffrey Stewart, Executive Director** is hereby authorized to enter into any agreements as may be necessary and appropriate for obtaining this financial assistance.

Vote on the motion was as follows:
Ayes: Ackerman, Johnson & Tischer

PLAN REVIEW AUTHORIZATION

Mr. Tischer moved, Mr. Johnson seconded, and the Commission approved a motion to review and consider a conceptual plan commissioned and funded by Sugarcreek Township for a Veterans memorial to be constructed on a portion of land presently owned by the Park District located in the vicinity of Feedwire Road and Pine Court.

Vote on the motion was as follows:
Ayes: Johnson & Tischer
Nays: Ackerman

OLD BUSINESS

Athletic Updates – Mike Johnson

Mr. Johnson stated that BSA was expecting approximately 13 teams that would be utilizing the fields at Washington Mill and is possible that several of those teams may need to use field space at Sackett Wright.

Staff Reports

- Programs are seeing attendance numbers rise to pre-covid levels
- Maintenance is working with contractors to replace fencing at several SW backstops
- Additional rec boxes have been placed at ball fields for athletic equipment
- Obtaining quotes for asphalt overlay at Kehl Park for both walking path and parking area
- Additional meetings held with Greene County Parks and Trails to discuss collaboration on parkland expansion
- Jake Carter had several meeting with Recognized Organizations to discuss field space needs and updates to the Athletic Field Use Policy

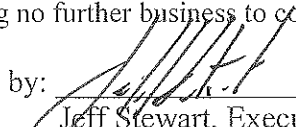
EXECUTIVE SESSION

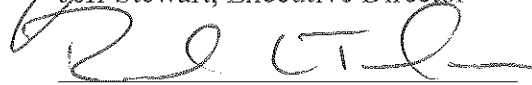
Mr. Johnson moved, Mr. Ackerman seconded, and a motion was approved to recess into Executive Session for the purpose of discussing staff issues and land acquisitions.

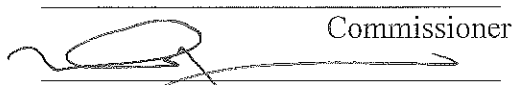

Mr. Johnson reconvened the meeting

ADJOURN

There being no further business to conduct, Commissioner Ackerman adjourned the meeting at 9:15AM.

Submitted by: 
Jeff Stewart, Executive Director


Commissioner


Commissioner

Commissioner