



**Minutes
Regular Meeting
Bellbrook-Sugarcreek Park District
May 26, 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 Tischer, Haller, Johnson and Mr. Stewart, Executive Director. Notice of this meeting was sent to the Xenia Daily Gazette on January 13, 2022.

APPROVAL OF MINUTES

Mr. Johnson moved, Mr. Tischer seconded, and the minutes of the April 28, 2022 scheduled Regular Meeting were approved as delivered to all members in advance.

Vote on the motion was as follows:

Ayes: Tischer & Johnson

Abstain: Haller

VISITORS

City of Bellbrook

Forest Greenwood, member of Bellbrook City Council stated that his purpose for attending the meeting was encourage the Commissioners to consider the letter sent on behalf of the City of Bellbrook to allow for the consumption and sale of alcohol on Park District property, specifically Bellbrook Park. Mr. Greenwood said that he felt that by allowing the use/sale of alcoholic beverages in the park that this would aid in bringing people into the downtown area of Bellbrook. Mr. Greenwood said the City was currently working with a design firm to re- imagine the downtown district to aid in increasing the appeal of the area and suggested that an option may be for the Park District to turn over the park to the City of Bellbrook. Mr. Greenwood stated that a DORA (designated outdoor refreshment area) was not an option for the City due to regulations. Ernie Havens, member of Bellbrook City Council said that the concept of having alcohol in the park was suggested by the City Manager who had previous experience with this in his former capacity with the city of Huber Heights. Mr. Stewart said that he was under the impression that the Huber Heights model that Mr. Havens was referring to was restricted to the use of alcohol within the confines of a picnic shelter. Mr. Haller asked if the events would be sponsored by the City and if so, would the Park District be co-insured? Mr. Havens said he did not believe that this

would be a City sponsored event, but said that the Chamber of Commerce would be interested in sponsoring events.

TJ Hoke, member of Bellbrook City Council said that he was confused why there is so much concern about liability and insurance and stated that these are adults that would be drinking and there have been no issues with the Sugar Maple Festival having alcoholic beverages. Mr. Haller said that understood, however if there happened to be an issue that all of the involved entities would be named in a lawsuit. Mr. Haller said this could stem from an issue with over serving or the serving of minors. Mr. Haller also stated prior to the agency considering such a request that some investigation would need to occur on how to proceed procedurally. Mr. Johnson asked if this request would involve beer and or wine only? Mr. Havens thought that this would be limited to both of those products. Mr. Tischer stated that he was fully supportive of the request but needs to be certain that all liability issues have been addressed. The Board requested that Mr. Stewart consult with legal council to get clarification on some of the issues raised.

Sugarcreek Township

Carolyn Destefani, Sugarcreek Township Trustee conducted a project overview for the proposed veteran's memorial. Ms. Destefani said the current design for the statue would be 8' to 10' tall and would include bricks engraved with the names of soldiers who were killed in action at Normandy. Ms. Destefani said that the Township modified their initial request and now will be asking for approximately 1.2 acres of Park District owned land to be transferred to the Township to construct the memorial and hopes to hear if the requested grant funds are approved within a week. Mr. Tiffany added that the property request would extend to Feedwire Road and a walking path and sign would be included into the design. Mr. Stewart asked if the Township had a formal engineers estimate for the project. Mr. Tiffany said that the Township received an engineer's estimate of \$250,000 for the project and reiterated that all costs associated with the transfer of the property would be the Townships responsibility. Mr. Stewart asked if the Township would have any issues with deed restrictions. Mr. Tiffany said that would depend on the restrictions, but would have no issues with language restricting the property to a memorial site in perpetuity. Mr. Haller quoted Jim Martin (Township resident) that "Townships are creatures of statutes" and would request a legal review of the transfer of parkland to the Township. Mr. Tischer asked about traffic and if a traffic light had been considered to enhance safety. Mr. Tiffany stated that the Township had worked with Greene County Engineering on the feasibility of installing a light. Mr. Tiffany went on to say that the main issue with the traffic at that intersection in parents taking their children to school and not utilizing the provided bus transportation.

Mr. Howard Ackerman – Sugarcreek Township resident

Mr. Ackerman stated that although he had no issues with the concept of the memorial but was unhappy on how the process was initiated and questioned what the perception of the community will be for expending resources for this type of project as opposed to improving other recreation related amenities. Mr. Ackerman had issues with the Township's approach of lack of communication and providing detailed information in a timely manner. Mr. Ackerman said he would have preferred that this process been more collaborative involving entities such as Greene County Engineering and Regional Planning to determine what would be the most appropriate use for this site (EV charging station for example). Mr. Ackerman asked if the other owners of the

property are aware of the Townships intentions and stated that Oberer Development owns the outside perimeter of the parcel in question.

FISCAL

Approval of New Expenses

Mr. Tischer moved, Mr. Haller seconded, and the Commission approved a motion for the payment of expenses incurred from April 1 through April 30, 2022.

Vote on the motion was as follows:

Ayes: Tischer, Haller & Johnson

Transfer of Funds

\$25,000 was moved from Money Market to Checking on 4/13 and 4/27.

Athletic Updates – Mr. Johnson

Mr. Johnson will be organizing a meeting with the community based athletic organizations to discuss the upcoming fall season.

Staff Reports

- Gracie Huff was appointed as the District's new Naturalist.
- Programming staff partnered with several community organizations including the library and Sugarcreek Police for public programs.
- Renovation work continued at SAR to repair storm damage.
- Large Catalpa tree removed from Bellbrock Park after deemed hazardous.
- Meeting with Sugarcreek Police to discuss security options at SAR and Morris Reserve to deter car break-ins.
- Working with residents near Fecher Reserve to resolve dumping issues.

Transfer of Parkland Request

Mr. Tischer moved, Mr. Johnson seconded, and the Commission approved a motion to review a formal proposal and revised conceptual plan to be commissioned and funded by Sugarcreek Township for the proposed Veterans memorial project. Final approval of the agreement would be subject to legal review and formal approval by the Park Board.

Vote on the motion was as follows:

Ayes: Tischer, Haller & Johnson

Executive Session

Mr. Haller moved, Mr. Johnson seconded, and a motion was approved to recess into Executive Session for the purpose of discussing several property acquisitions.

Vote on the motion was as follows:


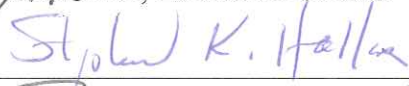
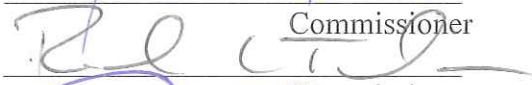
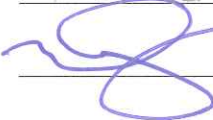
Ayes: Tischer, Haller & Johnson

Mr. Haller reconvened the meeting.

ADJOURN

There being no further business to conduct, Commissioner Johnson moved to adjourn the meeting at 9:30AM.

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

Submitted by: 
Jeff Stewart, Executive Director

Commissioner

Commissioner

Commissioner