Special Beavercreek Trustee's Meeting

Tuesday, September 22 2015

Mr. Kretz called the Special Trustee Meeting to order at 1:00 P.M. Those present were Trustees: Carol Graff, Dan Paxson, and Tom Kretz and Fiscal Officer, Christy Ahrens. Legal Advisor Dawn Frick was also present. Staff present: Township Administrator/Public Safety Director Alex Zaharieff, Road Superintendent Tim Parks and IT Manager Jeff Terry.

The Purpose of this Special Meeting is to meet in Open Session to discuss the Rotary Park Agreement with the City of Beavercreek and to meet in Executive Session per ORC 121.22(G)(2) to consider the purchase of property for public purposes.

Township Administrator/Public Safety Director Alex Zaharieff gave a brief background regarding the Rotary Park Agreement and the direction from the Joint Special Meeting where the Township Trustees and City Council members agreed that the two entities should try to work together and consolidate where possible. With this in mind, township and city employees worked on this Agreement and focused on instead of just consolidating and working on this one park, that all park entities, including the Beavercreek Township Park District, look to work together and consolidate. The first two entities that would need to agree and consolidate would be the City of Beavercreek and Beavercreek Township and then bring in the Beavercreek Township Park District.

Mr. Zaharieff stated that City Council met last night to discuss this same proposal and while there was a lot of discussion and plenty of questions, Council agreed to have the City Manager continue working on the Rotary Park Agreement. The Trustees want to make sure that the Park District is being included in the conversation going forward.

General discussion occurred regarding: the Rotary Park Agreement overview that Road Superintendent Tim Parks handed out; the draft timeline; the anticipated benefits to the Agreement; and a draft letter to the City of Beavercreek extending the lease through next year or until a new lease agreement can be reached.

Discussion occurred regarding the worksheets Mr. Parks handed out regarding: Rotary Park deficit, income, and Township Park maintenance budgets including Victory and Community Parks.
Discussion also occurred regarding sentiment that if it was good enough to consolidate the park entities and put a levy on the ballot, why wouldn't it be good to consolidate now and then go back to the voters with a levy when it's needed.

General discussion occurred regarding: expenses for capital improvements in Rotary Park. Currently, and in the proposed Agreement, the Township is responsible for all capital improvement expenses. Ms. Graff gave a history as to why the township has paid for capital expenses. Mr. Zaharieff stated that the City feels that if the Township owns the park, then the township owns the capital.

Discussion occurred regarding the Beavercreek Township Park District: including the money the Township use to budget for the Park District, the taking over of mowing and managing the trash for their parks, the potential hiring of a Park part-time Park District Manager; and the need to include the Park District in on the discussions the City and Township are having regarding parks.

Discussion occurred regarding: financing of parks and the need for the township to consider looking at placing a levy on the ballot in the future in order to obtain a dedicated source of income for the parks and capital expenditures. It was mentioned that it might be a goal to consolidate everything in the parks and hand it over to the Park District before 2019.

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Discussion occurred regarding the fact that this consolidation agreement would not include any undeveloped parks owned by the township. Those parks would continue to be maintained by the township. If in the future the parks were developed, then the Agreement would need to be revisited.

The Trustees agreed with the spirit of the Agreement and having one central entity managing the parks for the people of Beavercreek; however, they are concerned with the costs associated with it. Discussion occurred regarding the Road Department, personnel, and projects on hold.

Questions were asked, answered and discussed regarding: the proposed township payments to the city; the calculations, the variances between income and expenditures; and the ability to budget for the park in the future. Discussion occurred regarding: lack of park income; lack of consistent agreements with participants using the park; personnel; salaries and contracted services.

After lengthy discussion regarding the Rotary Park deficit, Mr. Kretz asked why the Township didn't donate the park to the City of Beavercreek. General discussion occurred regarding: history; willingness to work together; and money. Township Administrator/Public Safety Director Alex Zaharieff stated that either way at some point, the Township will have to figure out what to do with our parks, outside of Rotary Park.

Discussion continued regarding: capital expenditures versus replacement equipment; defining what is a capital expense; and some sense that the City should also be paying for some portion of capital expenses and should maintain a depreciation fund.

Mr. Paxson asked if anyone had looked into what it would cost to contract with a private entity whose sole goal it was, was to make the park profitable. He knows a township cannot do this, but wondered if a city could. Mr. Paxson also stated that it would be helpful if the Trustees had a list of Township parks and what's in them to maintain. Mr. Zaharieff stated that could be provided.

2015-350 Ms. Graff made a motion to extend the current Rotary Park Lease Agreement with the City of Beavercreek until December 31, 2016 or until a new Lease Agreement can be reached; and authorized the Township Administrator/Public Safety Director to sign for the Board. Mr. Paxson seconded. Roll Call: Ms. Graff, yes; Mr. Paxson, yes; and Mr. Kretz, yes.
2015-351 Ms. Graff made a motion to go into Executive Session per ORC121.22 (G)(2) to consider the purchase of property for public purposes at 2:30 P.M. Mr. Paxson seconded. Roll Call: Ms. Graff, yes; Mr. Paxson, yes; and Mr. Kretz, yes.
2015-352 Ms. Graff made a motion to come out of Executive Session at 2:50 P.M. Mr. Paxson seconded. Roll Call: Ms. Graff, yes; Mr. Paxson, yes; and Mr. Kretz, yes.
2015-353 Ms. Graff made a motion to approve the real estate purchase contract and Real Estate Purchase Addendum, as presented on September 22, 2015; and authorizes the Township Administrator/Public Safety Director to sign for the Board. Mr. Paxson seconded. Roll Call: Ms. Graff, yes; Mr. Paxson, yes; and Mr. Kretz, yes.
2015-354 Ms. Graff made a motion to Adjourn at 2:52 P.M. Mr. Paxson seconded. Roll Call: Ms. Graff, yes; Mr. Paxson, yes; and Mr. Kretz, yes.

Trustee: _____

Fiscal Officer: _____