

December 11, 2017

Attendees:

Mr. Abakumov  
Mr. Suhay  
Mr. Wayt

Joan Heppert, Recording

Regular Meeting  
of the  
Russell Township Park Commission  
  
West Woods Visitor Center

Call to Order:

The regular meeting was called to order at 7:00 p.m.

Pledge of Allegiance

2017-84 Mr. Abakumov moved to accept nominations for chairman for the remainder of the year. Mr. Wayt was nominated by Mr. Abakumov and seconded by Mr. Suhay.

Vote: Mr. Abakumov Y, Mr. Suhay Y, Mr. Wayt Y. Motion passes.

2017-85 Mr. Wayt moved to accept nominations for vice chairman for the remainder of the year. Mr. Suhay was nominated by Mr. Abakumov and seconded by Mr. Wayt.

Vote: Mr. Abakumov Y, Mr. Suhay Y, Mr. Wayt Y. Motion passes.

2017-86 Mr. Wayt moved to accept nominations for fiscal officer for the remainder of the year. Mr. Wayt was nominated by Mr. Abakumov and seconded by Mr. Suhay.

Vote: Mr. Abakumov Y, Mr. Suhay Y, Mr. Wayt Y. Motion passes.

2017-87 Mr. Wayt moved to approve and sign the minutes from 11/12/17 as presented and was seconded by Mr. Abakumov.

Vote: Mr. Abakumov Y, Mr. Suhay Y, Mr. Wayt Y. Motion passes.

2017-88 Mr. Wayt moved to approve and sign the renewed 12/11/17 engagement letter for Thrasher, Dinsmore & Dolan as presented and was seconded by Mr. Abakumov.

Vote: Mr. Abakumov Y, Mr. Suhay Y, Mr. Wayt Y. Motion passes.

Mr. Wayt led the meeting with the web update working with Rodney Dawson of Great Lakes Tech Solutions. The site is nearly complete with the following outstanding issues: content needs to be added to each of the individual park pages, blog entries need to be added and Mr. Dawson was working with Greg Studen on this. This section could be disabled if the board wants to go live with the site and did not have a blog entry ready according to Rodney. Mr. Wayt will contact Rodney to follow up on the work that was initiated by Greg Studen.

Mr. Wayt moved on to the new business of preparation of filing conservation easements and turned the meeting over to Peter McDonald and Brett Rodstrom of the WRLC.

The WRLC operates in 22 counties in NE Ohio and has 700 properties protected and covers over 50,000 acres of land. There are 8 conservation easements with the Russell Township Park District that covers approximately 400 acres of land. There are two properties (Dines Road and the Myers property) that are currently not under conservation easement. The Weiss easement is recommended to have an amendment to add land. Fees associated with new easements (Dines Road) would incur a cost of \$7,500 and an amendment (Myer property and Weiss easement) costing \$5,000 according to Brett Rodstrom. Those prices would be honored as long as this is the direction the new members of the park district wish to continue Brett stated.

- Mr. Abakumov inquired about the time frame needed to complete the documents and prepared for filing.
  - Mr. Rodstrom stated this would take approximately 8 weeks.

- Mr. Shanker inquired about any fees.
  - Mr. McDonald stated that the land owner is ultimately responsible for any issues if they arrive. The WRLC enforces what the restrictions say and works with the park district to get just compensation for any damages and the funds are available should this need arrive.
- Mr. Abakumov inquired if there are any additional fees other than stated previously.
  - Mr. McDonald stated that there is no annual fee.

Mr. Abakumov started a conversation with the commissioners regarding the Dines Road easement. He stated that there were issues and the owner of the ~7.18 acres really had control over the conservation. Mr. Abakumov considered this a weak and ineffective conservation easement. The purpose of the easement is to meet the intent of Russell when the property was initially purchased. Mr. Wayt mentioned he was briefed by Greg Studen regarding the latest on the easements.

2017-89 Mr. Abakumov moved to have the WRLC prepare the proposal and the draft agreement for the easement and the amendment as discussed at the 12/11/17 meeting and was seconded by Mr. Suhay.

Vote: Mr. Abakumov Y, Mr. Suhay Y, Mr. Wayt Y. Motion passes.

- Mr. Shanker inquired about additional fees paid for in regards to the Modroo property.
  - Mr. Studen addressed that there were no additional fees.
  - Mr. Butters mentioned that the stewardship fees would apply if the property were sold.

Mr. Suhay gave a brief introduction of himself. He has been a Russell resident for ten years and works at the Bedford Hts, Fire Department, along with Orange Village and Russell fire departments part time. He was excited regarding the quest for volunteers and is looking forward to serving the community and maintaining the parks.

Mr. Wayt introduced himself and stated he has been a resident for five years. He works at Geauga Community Action, is president of the WG Soccer club, and a volunteer for Next Step Advisory Board. He is interested in preserving the green space and thanked the audience for their participation and ongoing attendance.

2017-90 Mr. Wayt moved to approve the meeting schedule as follows and was seconded by Mr. Abakumov.

The Second Monday of the Month at the West Woods Visitor's Center

1/8/18	5/14/18	9/10/18
2/12/18	6/11/18	10/8/18
3/12/18	7/9/18	11/12/18
4/9/18	8/13/18	12/10/18

Vote: Mr. Abakumov Y, Mr. Suhay Y, Mr. Wayt Y. Motion passes.

2017-91 Mr. Wayt moved to add himself and Mr. Suhay to all banking accounts for the Russell Township Park Commission and Mr. Abakumov seconded.

Vote: Mr. Abakumov Y, Mr. Suhay Y, Mr. Wayt Y. Motion passes.

2017-92 Move to approve the 2018 Russell Park Board temporary appropriations in the amount of \$286,080.00 was moved by Mr. Wayt and seconded by Mr. Suhay

<b>General Fund</b>	
Capital Improvements	\$10,000.00
Admin Expenses	<u>\$13,000.00</u>
	\$23,000.00
<b>Land Conservation</b>	<u>\$263,080.00</u>
<b>Total Temporary Appropriations</b>	<u><b>\$286,080.00</b></u>

Roll Call Vote: Mr. Abakumov Y, Mr. Suhay Y, Mr. Wayt Y. Motion passes.

2017-93 Mr. Wayt moved to approve and sign check #'s 1025 – 1029 dated 12/11/17 and was seconded by Mr. Abakumov.

Vote: Mr. Abakumov Y, Mr. Suhay Y, Mr. Wayt Y. Motion passes.



2017-94 Mr. Wayt move to close all 2017 purchase orders after December payments for the year end procedure and was seconded by Mr. Abakumov.

Vote: Mr. Abakumov Y, Mr. Suhay Y, Mr. Wayt Y. Motion passes.

Public Comments:

- Mr. Abakumov recognized Mr. Greg Studen for all of his work and dedication to the park board. Georg hoped a good precedent was followed and set a good path to be followed. He stated that he was very proud of the work completed and appreciated the partnership with Mr. Studen. Mr. Abakumov thanked Joan Heppert for her work and stated that she does a beautiful job.
- Mr. Wayt thanked Mr. Abakumov for all of his work and dedication for the Russell Township Park Board.

2017-95 Mr. Wayt made a motion to reach out to the 511 Park Board to have a cooperative agreement to work together and not in competition with each other for the betterment of the Russell residents and was seconded by Mr. Suhay.

Vote: Mr. Abakumov Y, Mr. Suhay Y, Mr. Wayt Y. Motion passes.

- Eileen Fisco thanked Mr. Studen and Mr. Abakumov for their work and making the meetings fun.
- Janet Hargrave thanked Mr. Studen and Mr. Abakumov for the work. She also complimented the new commissioners for drafting a letter to the new 511 park board.
- Shelley Chernin thanked the new commissioners for going forward with the work that was started by Mr. Studen and Mr. Abakumov.

2017-96 Mr. Abakumov moved to accept into record the 12/5/17 summary of activities prepared by Mr. Studen and was seconded by Mr. Suhay.

Vote: Mr. Abakumov Y, Mr. Suhay Y, Mr. Wayt Y. Motion passes.

- Greg Studen thanked everyone for their support and stated what a pleasure it was working with Mr. Abakumov..
- Howard Shanker asked if both park boards could get together and work with the county prosecutor to buy land instead of spending money on fighting.
- Charlie Butters stated that once the 511 park board was established they were no longer able to use the county prosecutor's office.

The meeting was closed at 7:45 p.m.

---

Commissioner

---

Commissioner

**Warrant Listing:**

12/11/17	Blades Inc.	\$235.00	#1025
12/11/17	Joan Heppert	\$437.50	#1026
12/11/17	Thrasher, Dinsmore & Dolan	\$1,193.00	#1027
12/11/17	Great Lakes Tech Solution	\$ 225.00	#1028
12/11/17	Sutton Insurance	\$200.00	#1029

**Russell Township Park District**

**Summary of Activities**

April 11, 2017 – November 13, 2017

Prepared by Greg Studen, Chair and Fiscal Officer

FILED  
IN COMMON PLEAS COURT

2017 DEC -5 AM 9:09

PROBATE-JUVENILE  
DIVISION  
SPRINGFIELD COUNTY, OHIO

**I. Completed Projects**

1. Public records request for all financial records from April 15, 2015 to April 15, 2016, submitted to Mazanec, Raskin & Ryder, L.P.A. Completed on June 19, 2017.
2. Property files and maps compiled and organized. Easements verified with Western Reserve Land Conservancy. Completed November 9, 2017.
3. Policy on Public Records Requests approved on June 12, 2017.
4. New Printer/scanner acquired and all records scanned and electronic backup copies maintained. Completed as of November 2017.
5. Combined financial statement for 2016 filed with Ohio State Auditor (the "Hinkle" report), on October 23, 2017.
6. New website designed and developed for launch by November 30, 2017.

**II. Projects in process**

1. Prepare and execute conservation easements with Western Reserve Land Conservancy on 7350 Dines Road (Dines at Griswold Creek) and Meyer property (adjacent to Weiss at the end of Larkspur Road). These are the last two Russell Township Park District owned properties that lack conservation easements.
2. Establish Records Commission in accordance with ORC Section 149.412, and file record organization and retention policy with the Ohio Records Commission.
3. Review and organize all files in accordance with records policy. Dispose of obsolete files in accordance with policy and state law.
4. Review and update bylaws in accordance with ORC Chapter 1545.

*Greg Studen*

November 14, 2017