

November 15, 2016

Attendees:

Mr. Butters  
Mr. Genske  
Mrs. O'Brien

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

2016-71 Move to approve and sign the minutes from 10/11/16 as presented was moved by Charlie Butters and seconded by Dave Genske.

Vote: Charlie Butters Y, Dave Genske Y, Linda O'Brien Y. Motion passes.

2016-72 Move to approve and sign the Letter of Arrangement between the Russell Township Park Commission and the Auditor of State for the FY 2014 and FY 2015 basic audit as presented was moved by Charlie Butters and seconded by Dave Genske.

Vote: Charlie Butters Y, Dave Genske Y, Linda O'Brien Y. Motion passes.

Charlie Butters stated that the audit was estimated at \$452 and the actual amount came in at \$348.50 and had started in October. All records were found complete with the State.

Dave Genske reported on the West Woods Lab and the visit with Shane. The property is by the school parking lot. Off of the path there is a bridge that was built well at one time. The bridge has a long expansion over a marshy area where the equipment is not able to cross over and the bridge is in disarray. It will need to be disassembled and perhaps dragged by a small tractor. This area is not real accessible. Dave had a conversation with Michael Blades an estimate of \$1350 was provided for the removal of this bridge. Charlie Butters will follow up with the principal of West Wood Elementary and wanted to get a feel if this land was actively used. Dave Genske reported there are some nice paths that have been mowed and bird feeders along this path.

2016-73 Move to authorize Michael Blades to remove the bridge at the Western Reserve Land Lab not to exceed \$1350. Was moved by Charlie Butters and seconded by Linda O'Brien.

Vote: Charlie Butters Y, Dave Genske Y, Linda O'Brien Y. Motion passes.

Dave Genske also reported on the biologist assessment and had been coordinated with Joe Leslie and Mrs. Modroo. This is part of the due diligence and the report is pending.

Linda O'Brien gave an update on the Uplands where a collision took out a post. An estimate has been obtained from Blades Inc. to replace and install the fencing for \$175.00

2016-74 Charlie Butters moved a motion to authorize Blades Inc. not to exceed \$175.00 for the repair of the post and rail replacement at the Russell Uplands Preserve after the car collision and was seconded by Dave Genske.

Vote: Charlie Butters Y, Dave Genske Y, Linda O'Brien Y. Motion passes.

Mrs. O'Brien received an estimate from Custom Cut for the Uplands snow plowing on a per push basis. The cost per push went down and is \$60 and is based on 20 pushes per season. Stakes will be provided and it is

recommended for 2” and up from past practice with snowfall. Dave Genske felt that 3” was adequate amount and Charlie Butters agreed to give this year a try at the 3” snowfall push.

2016-75 Charlie Butters moved to accept the contract from Custom Cut for snow plowing at the Russell Uplands Preserve when the snow exceeds the 3” for \$60/push and can be renewed upon the completion of 20 pushes and was seconded by Linda O’Brien.

Vote: Charlie Butters Y, Dave Genske Y, Linda O’Brien Y. Motion passes.

Dale Markowitz stated that purchase and sale agreement on the Modroo property and due diligence has come together in the last 48 hours. Phase I is completed and he is satisfied with all of the changes that were made. The substance of the report indicated that there is no environmental conditions to be concerned about. The title commitment had one comment to remove the mortgage in standing which is common. The county has approved the survey and the diagram has been forwarded to the commissioners. The legal description to the right of way line is 52.4202 which is slightly more than originally thought and does proceed to the center line. The coral can be dismantled per Linda O’Brien. The only condition of concern is a small junk pile to be removed by the owner.

Dale Markowitz recommended to waive the due diligence and proceed to close in December. Timing will be on schedule for December 15<sup>th</sup> to close.

2016-76 Move to waive any contingencies to closing other than the junk pile being removed as stated on the base line report before closing and that the terms of base line report be acceptable to WRLC and legal counsel of the Russell Township Park Board. The close will be in accordance with the terms and conditions set forth in the purchase and sale agreement subject to an extension to close on December 15<sup>th</sup> or such other date as agreed upon by the seller and the WRLC; but no later than December 29th, 2016 was moved by Charlie Butters and seconded by Linda O’Brien.

Vote: Charlie Butters Y, Dave Genske Y, Linda O’Brien Y. Motion passes.

Rich Cochran from the WRLC gave an update on the fundraising and stated that we are half way there. Rich has been told there is enough money pledged to cover the gap between what the Park District is paying and what is owed to Mary. There is not enough however to cover the extra \$50K mentioned in the contract or the naming rights at this time. The public is still being asked for contributions at this time. Several donors have asked about creating a wildlife habitat area. The biologists were asked to look at the area called the back corner (furthest south) where the old farm house is. See Exhibit A that was presented. The Bobble links and meadow larks are of interest for the ground nesting bird habitat on 12 acres shown on the Exhibit A. Approximately 18 acres of the 52 acres proposed for the habitat will have the costs covered by the naming opportunity. An interpretive trail is also marked and could state the type of trees along the path and habitat that presides. The active use area would be closer to the road. The path marked is one mile and can be modified to meet suggestions. The timing of the mowing will be important for the habitat. Naming rights needs to be made an official opportunity for donors according to Rich. The mowing area will be marked with stakes and ribbon.

2016-authorize the chairwoman to sign amendment to the purchase agreement to add the new legal description to Exhibit A and to amend the Exhibitee to allow naming rights

45:30

The meeting was closed at 7:20 p.m.

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Commissioner

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Commissioner

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Commissioner

11/14/16 Next Regular Meeting

Warrant Listing

10/11/2016	All-Ways Flasher Service	\$87.50	<b>120</b>
10/11/2016	Mannik Smith Group	\$2,000.00	<b>121</b>
10/11/2016	Blades Lawn Care	\$460.00	<b>122</b>
10/11/2016	Joan Heppert	\$420.00	<b>123</b>
10/11/2016	Thrasher, Dinsmore & Dolan	\$10,374.00	<b>124</b>
10/11/2016	Thrasher, Dinsmore & Dolan	\$8,645.00	<b>125</b>