



Hancock Park District

HANCOCK PARK DISTRICT BOARD OF PARK COMMISSIONERS Public Meeting Notice and Agenda

Date: Tuesday, July 13, 2021
Location: Brugeman Lodge at Riverbend Recreation Area
Time: 3:30 p.m.

Roll Call

Approval of Minutes

1. Approval of Board Meeting Minutes dated June 8, 2021

Financial Status

1. Review of the Financial Statement dated June 30, 2021, presented by Hancock Park District Business Manager Vicky Stozich

Old Business

New Business

1. Request approval to raise rental fees for Brugeman Lodge at Riverbend Recreation Area and for shelters and pavilions throughout the Hancock Park System, and to revise the Policy for Facility Rental Rates accordingly
2. Request to approve Resolution 2021-16 regarding the sale or transfer of Hancock Park District land to the City of Findlay for a benching project along the Blanchard River

Discussion

1. Hancock Park District Report:
 - Director – Gary Pruitt
 - Business Manager – Vicky Stozich
 - Naturalist – Michelle Rumschlag

Public Input

Adjournment

Next Meeting: Tuesday, August 10, 2021 at 3:30 p.m. in Brugeman Lodge at Riverbend Recreation Area

Hancock Park District • 1424 East Main Cross Street, Findlay, Ohio 45840
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HANCOCK PARK DISTRICT BOARD OF PARK COMMISSIONERS
Staff Report / Agenda Supplement
July 13, 2021

Request approval to raise rental fees for Brugeman Lodge at Riverbend Recreation Area and for shelters and pavilions throughout the Hancock Park System, and to revise the Policy for Facility Rental Rates accordingly: The request for Board action to raise rental fees is based on higher operating costs as a result of fee assessments that continue to consider the cost-based method of fee establishment aimed at recovering direct costs, and in the case of Brugeman Lodge, the going-rate method of fee establishment. To evaluate the Hancock Park District’s going-rate for Brugeman Lodge and to compare it to fees for other venues with similar service, the following survey results were generated:

	<u>Fee</u>	<u>Capacity</u>	<u>Kitchen</u>
1. Scarlet Oaks Estate (Findlay)	\$4,500	300	No
2. Barn at Walnut Creek (Findlay)	\$1,800 (weekdays)	250	No
3. Barn at Walnut Creek (Findlay)	\$2,800 (Saturdays)	250	No
4. Circle P (Findlay)	\$1,750 (Sunday-Friday)	250	Yes
5. Circle P (Findlay)	\$2,250 (Saturday)	250	Yes
6. Old Mill Stream Center (Findlay)	\$400 (Monday-Thursday)	750	No
7. Old Mill Stream Center (Findlay)	\$1,200 (Friday-Sunday)	750	No
8. Elks (Findlay)	\$300 (Monday-Thursday)	300	Yes
9. Elks (Findlay)	\$500 (Friday & Sunday)	300	Yes
10. Elks (Findlay)	\$1,000 (Saturday)	300	Yes
11. Alexandria’s (Findlay)	\$749 (Friday)	200	No
12. Alexandria’s (Findlay)	\$949 (Saturday-Sunday)	200	No
13. Event Center (Findlay)	\$750 (in 2018)	300	Yes
14. Brugeman Lodge @ Riverbend	\$325 (Monday-Thursday)	240	Yes

15. Brugeman Lodge	\$650 (Friday-Sunday)	240	Yes
16. Country Memories (Findlay)	\$500	240	No
17. Activity Barn @ Litzenberg	\$200 (Monday-Thursday)	99	Yes
18. Activity Barn	\$400 (Friday-Sunday)	99	Yes
19. The Cube (Findlay)	\$310	100	No
20. Events on Main (Findlay)	\$175	50	Yes

Fee increases are recommended for Brugeman Lodge and all shelters and pavilions, except Waterfalls Pavilion at Riverside Park Waterfront. The last fee increase for Brugeman Lodge and the Activity Barn was in 2018. It has been over 10 years since fees for shelters and pavilions were increased. Even though higher operating costs apply to the Activity Barn at Litzenberg Memorial Woods, a fee increase is not recommended at this time. The Activity Barn is only rented 12% of the time compared to 33% of the time for Brugeman Lodge. A higher rental fee may be counterproductive. Proposed fee increases are highlighted on the next page.

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Proposed	Current	
<u>Facility Rental Rates</u>		
Riverbend Recreation Area Shelter 1 (enclosed)	\$40	\$50
Mariann Dana Younger Memorial Pavilion at Riverbend (enclosed)	\$40	\$50
Riverbend Recreation Area Shelter 3 (enclosed)	\$40	\$50
Charles J. Younger Pavilion at Riverbend	\$40	\$50
Riverbend Recreation Area Shelters 5, 6, 7	\$40	\$50
Riverbend Recreation Area Lakefront Activity Center and Gazebo	\$40	\$50
Brugeman Lodge at Riverbend Recreation Area:		
▪ Monday-Thursday	\$325	\$380
▪ Early Entry Monday-Thursday at noon	\$165	\$190
▪ Early Entry Monday-Thursday at 6:00 p.m.	\$85	\$95
▪ Friday-Sunday, and holidays	\$650	\$760
▪ Early Entry Friday-Sunday and holidays at noon	\$325	\$380
▪ Early Entry Friday-Sunday and holidays at 6:00 p.m.	\$165	\$190

▪ Nonprofit 501 (c)(3) Monday-Thursday	\$150	\$150
▪ Early Entry Nonprofit 501 (c)(3) Monday-Thursday at noon	\$75	\$75
▪ Early Entry Nonprofit 501 (c)(3) Monday-Thursday at 6:00 p.m.	\$40	\$40
▪ Deposit	\$250	\$250
Riverbend Recreation Area Campground:		
▪ Camping Site (limited to seven consecutive days per month)	\$15	\$15
▪ Campground	\$125	\$60
▪ Special Events Area	\$125	\$60
Litzenberg Memorial Woods Shelter	\$40	\$50
Activity Barn at Litzenberg Memorial Woods:		
▪ Monday-Thursday	\$200	\$200
▪ Early Entry Monday-Thursday at noon	\$100	\$100
▪ Early Entry Monday-Thursday at 6:00 p.m.	\$50	\$50
▪ Friday-Sunday, and holidays	\$400	\$400
▪ Early Entry Friday-Sunday, and holidays at noon	\$200	\$200
▪ Early Entry Friday-Sunday, and holidays at 6:00 p.m.	\$100	\$100
▪ Deposit	\$250	\$250
Riverside Park Waterfalls Pavilion	\$50	\$50

During the fee assessment process, there was discussion and subsequent consideration about the Mariann Dana Younger Memorial Pavilion:

- Should a higher fee be charged compared to other shelters and pavilions given its quality, popularity, and higher degree of maintenance?
- Should one fee be charged on Monday-Thursday and a higher fee be charged on Friday through Sunday? For example: \$50 (Monday-Thursday) and \$100 (Friday-Sunday). Note: All shelters and pavilions at Riverside Park are \$50, including the Waterfalls Pavilion managed by the Hancock Park District and open-air shelters managed by the City of Findlay. The City of Findlay's large enclosed shelter is rented for \$100.
- Should the pavilion be locked when not reserved?

At this time, no recommendation is being made in favor of raising the issue for Board discussion and consideration (see Custom Transaction Detail Report for the Mariann Dana Younger Memorial Pavilion). Staff Report/Agenda Supplement, continued – page 3

A resolution by the Hancock Park District Board of Park Commissioners regarding the sale or transfer of Hancock Park District land to the City of Findlay for a benching project along the Blanchard River:

Several months ago, a public announcement was made about a benching project located north of the Blanchard River, east of Main Street. The announcement indicated a desire by the City of Findlay to purchase or otherwise take ownership of Hancock Park District property, including Civitan Park and undeveloped land along the Blanchard River. The gazebo near Main Street and the Blanchard River Greenway Trail west of Taylor Street would be removed along with other park amenities, including parking lot, playground, and basketball court as part of the benching project.

Ohio Revised Code 1545.12 says: *“If there is only one offer to purchase the land . . . The board shall accept the offer only if it determines that acceptance of the offer will result in the best public use of the land.”* Ohio Revised Code 1545.12 also says: *“No lands shall be sold . . . at either public or private sale without the approval of the probate court of the county in which the lands are situated.”* Therefore, the Hancock Park District Board of Park Commissioners must determine if acceptance of the offer will result in the best public use of the land. The Hancock County Probate Court must be informed in writing, if in fact, the Board has made that determination.

For the Board’s consideration, the following position statement attempts to address the issue:

The City of Findlay has determined that a benching project is needed to further mitigate flooding in the downtown area. Considering the history of local flooding and the social and economic hardship it has caused, a benching project aimed at flood mitigation would be beneficial to Findlay residents and businesses.

Even though the improvement and expansion of Civitan Park was contemplated in the Hancock Park District’s Strategic and Comprehensive Plan for Programs, Parks, and Recreational Facilities (i.e., *develop a new site master plan – subject to public and stakeholder review and input – as part of a larger green space expansion that incorporates adjacent public land from Taylor Street to Main Street and from Clinton Court to the Blanchard River*), the fact is that Civitan Park has been subject to only minimal improvements for over a decade given the uncertainty involving undeveloped land adjacent to the park. While all other developed River Parks and other parks throughout the Hancock Park System were beneficiaries of improvements beginning in 2016, Civitan Park has, for the most part, been excluded from the implementation of an action plan aimed at replacing, upgrading, and modernizing facilities.

On July 12, 2021, the City of Findlay (City) is expected to *“invite consultants to submit qualifications to assist in creating a design plan for a downtown recreational and gathering area. The proposed area is approximately 19 acres split into two segments (3 acres and 16 acres).”*

The project description says: *“As part of ongoing flood mitigation efforts throughout Hancock County, a benching project will be completed in 2022. It is the desire of the City and other stakeholders to determine how the benched area may also provide recreational, entertainment, and general community benefit. For this reason, the City is looking for a design firm to assist in development of a plan for this*

area while also ensuring the following criteria are met; protect maximum flood mitigation benefit, deed restrictions, and broad community benefit.”

A benched area along the Blanchard River that mitigates flooding and creates wildlife habitat and scenic beauty coupled with a recreational area with broad community benefit would be the best public use of the land (see Resolution 2021-16 and ORC 1545.12 Sale or lease of lands – notice – approval by probate court).

HANCOCK PARK DISTRICT BOARD OF PARK COMMISSIONERS Meeting Minutes for July 13, 2021

The July 13, 2021 meeting of the Hancock Park District Board of Park Commissioners was held at Riverbend Recreation Area’s Brugeman Lodge.

Park Commissioners Present: Scott Younger, Gary Hirschfeld
Park Commissioner Absent: Ed Ingold
HPD Staff Present: Gary Pruitt, Vicky Stozich, Michelle Rumschlag
Guests Present: Sara Arthurs, Todd Richards

The meeting was called to order by Gary Hirschfeld at 3:25 p.m.

APPROVAL OF MINUTES

A motion was made by Gary Hirschfeld with a second by Scott Younger to approve the June 8, 2021 meeting minutes. Motion carried by a unanimous vote.

FINANCIAL STATUS

Income and expense reports year to date June 30, 2021 were presented to the Board by Hancock Park District Business Manager Vicky Stozich.

OLD BUSINESS

NEW BUSINESS

Request approval to raise rental fees for Brugeman Lodge at Riverbend Recreation Area and for shelters and pavilions throughout the Hancock Park System, and to revise the Policy for Facility Rental Rates accordingly: A motion was made by Scott Younger with a second by Gary Hirschfeld to approve rental fees as presented and to revise the Policy for Facility Rental rates accordingly. Motion carried by a 2-0 vote.

Request to approve Resolution 2021-16 regarding the sale or transfer of Hancock Park District land to the City of Findlay for a benching project along the Blanchard River: A motion was made by Gary Hirschfeld with a second by Scott Younger to approve Resolution 2021-16. Motion carried by a 2-0 vote.

DISCUSSION

Hancock Park District Report:

Blanchard River Greenway Trail striping is finished. Other trail work includes: message centers with large 42-inch by 25-inch maps at Eastpoint Area, Waterfalls Area, Riverside Park, Centennial Park, and River Landings, wayfinding signs at strategic locations along the trail, brochure development, and website update. The Park Manager East position vacancy closed on Friday, July 9, 2021 at 4:30 p.m. Ten applications were received. The director, Gary Pruitt, and the Riverbend Area Manager, Scott Egbert, will conduct interviews beginning as early as the week of July 19, 2021.

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Audit will begin in the office on Wednesday. Summer camps are filling up; many are already filled. The maximum number of participants is 16 per camp. The public boat rental service on weekends is not as busy as it was in 2020. Group boat rentals upon request during the week continue to be popular. The fall program schedule is being developed. It will be publicized in August.

PUBLIC INPUT

Todd Richards asked the Board to reconsider its earlier decision to not permit waterfowl hunting at Oakwoods Nature Preserve.

ADJOURNMENT

The meeting was adjourned at 3:58 p.m.

Meeting Minutes approved:

Edward D. Ingold, Vice Chairperson

Gary E. Pruitt, Director/Secretary
