



Hancock Park District

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

Date: Tuesday, May 13, 2025
Location: Brugeman Lodge at Riverbend Recreation Area
9250 Township Road 208, Findlay, Ohio 45840
Time: 3:30 p.m.

Roll Call

Approval of Minutes

1. Approval of Board Meeting Minutes dated March 11, 2025

Financial Status

1. Review of the Financial Statement dated April 30, 2025, presented by Hancock Park District Business Manager Vicky Stozich

Old Business

New Business

1. Memorandum of Understanding
2. Request to approve the bid from Schimmoeller Construction, Inc. for the Oxbow Bend Activity Area Improvement Project
3. Request to approve Resolution 2025-05 regarding Additional Appropriation within the Auditor's Certification and Park Commissioners to appropriate in the General Fund in the Amount of \$40,000.00 for the Oxbow Bend Activity Area Improvement Project
4. Request authorization to begin the planning process for three new park development projects

Discussion

1. Hancock Park District Report:
 - Director – Gary Pruitt
 - Park Operations Manager – Scott Egbert
 - Naturalist – Michelle Rumschlag

Public Input

Adjournment

Next Meeting: Tuesday, June 10, 2025 at 3:30 p.m.; Brugeman Lodge at Riverbend Recreation Area

HANCOCK PARK DISTRICT BOARD OF PARK COMMISSIONERS

Staff Report/Agenda Supplement

May 13, 2025

Memorandum of Understanding: Discontinuing the Hancock Park District's maintenance presence at the courthouse and sending a letter to Findlay Mayor Christina Muryn dated January 22, 2025 in which the Hancock Park District expressed its desire to relinquish its management and maintenance responsibility regarding the Riverwalk were big steps after having maintained those areas since the 1980s. On February 18, 2025, Mayor Muryn responded to the letter by saying, *"I will have to discuss this further with the team but one item I want to get addressed prior to that is an agreement that clarifies who is responsible for what in all of our parks and community amenities. We will work on putting together a draft."* In anticipation of that document, a Memorandum of Understanding (MOU) has been written that essentially does the same thing that Mayor Muryn spoke of, but probably in more detail and with deeper history and greater context, and with proposed changes.

Upon receipt of the document from the City of Findlay, the MOU might be sent as an alternative document or information from the MOU might be sent with revisions in mind. The preferred option is to send the MOU as a preemptive measure. Regardless, the Board of Park Commissioners should review the MOU, especially the purpose and the objectives on pages 8 and 9, and decide if changes should be made. The objectives are:

1. Give the city control of the Blanchard River Greenway Trail (BRGT) except the BRGT from Waterfalls Area to the Hancock Park District Administrative Offices (driveway). *Note: The City of Findlay has expressed interest in managing and maintaining the BRGT. However, the BRGT from Waterfalls Area to the Hancock Park District Administrative Offices (driveway) occupies Hancock Park District land and easements (except along East Main Cross Street) and connects to two Hancock Park District parks. Therefore, the Hancock Park District should retain control of that section of the BRGT and manage the parks and trail as an outdoor recreation complex.*
2. Relinquish control of the Riverwalk. *Note: The Hancock Park District has already expressed its interest in relinquishing control of the Riverwalk via a letter to Findlay Mayor Christina Muryn.*
3. Relinquish control of Riverside Park Waterfront (including the Waterfalls Pavilion) but retain control of Zonta Landing and continue to operate boat rentals via a concession agreement. *Note: Retaining control of the Waterfalls Pavilion would be counter to the goal of streamlining the operation since the City of Findlay manages all other shelters in Riverside Park. To retain control of the Waterfalls Pavilion would mean retaining control of the parking lot, open play area, picnic areas, and walkway nearby. If that happened, there would be no reason to relinquish control of Riverside Park Waterfront. Retaining control of Zonta Landing makes sense for three main reasons: 1) It can be done via a concession agreement without control of any other facilities or areas, 2) River recreation and the Hancock Park District are a good fit, and 3) Zonta Landing is one of eleven public access sites along the Blanchard River Water Trail, which is managed by the Hancock Park District.*
4. Legally transfer city-owned land to the Hancock Park District, including Eastpoint Area, Centennial Park, Great Karg Well Historical Site, and River Landings. *Note: The intent of*

Resolution 34-1976 and cooperative agreements that followed was to legally transfer land to the Hancock Park District. The legal transfer of land did not happen except for Waterfalls Area.

Implementing the objectives above feels like the right thing to do. However, it would end nearly 50 years of policy by the Board of Park Commissioners; 50 years of managing and maintaining city-owned land, including the BRGT and parks along the Blanchard River (see Memorandum of Understanding, Resolution 34-1976, Letter dated June 21, 1978, Eastpoint Agreement, and Centennial Park Agreement). Staff Report/Agenda Supplement, May 13, 2025, continued – page 2

Request to approve the low base bid and the alternate base bid from Schimmoeller Construction, Inc. for the Oxbow Bend Activity Area Improvement Project: The bid opening occurred on April 22, 2025 at 10:00 a.m. In response to the advertised project estimate of \$815,500.00, there were two bids, one from Schimmoeller Construction (Kalida) and one from Helms Construction (Findlay). Schimmoeller Construction submitted the low bid:

1. The base bid from Schimmoeller Construction, Inc. was \$558,400.00 (\$257,100.00 below the project estimate). The alternate base bid was \$5,719.00 (electrical upgrade). The alternate base bid #1 was \$5,553.00. The alternate base bid #2 was \$1,980.00. Concrete construction was bid at \$16.00 per square foot. The project completion date was listed as December 19, 2025. Note: Schimmoeller Construction, Inc. was the general contractor for the Richard S. “Doc” Phillips Discovery Center Expansion Project in 2012 and for the Charles J. Younger Pavilion Construction Project in 2020.
2. The base bid from Helms Construction, Inc. was \$733,489.00 (\$82,011.00 below the project estimate and \$175,089.00 more than the low bid). The alternate base bid was \$5,000.00 (electrical upgrade). The alternate base bid #1 was \$4,700.00. The alternate base bid #2 was \$1,700.00. Concrete construction was bid at \$12.00 per square foot. The project completion date was listed as October 2025. Note: Helms Construction, Inc. was the general contractor for the Mariann Dana Younger Memorial Pavilion Construction Project in 2018 and for the Big Oaks Activity Area Parking Lot Construction Project in 2020.

Recommendation: Approve Schimmoeller Construction, Inc. as the general contractor for the Oxbow Bend Activity Area Improvement Project with a base bid of \$558,400.00 + alternate base bid of \$5,719.00 + 10% construction contingency of \$56,411.90 for a total of \$620,530.90.

Request to approve Resolution 2025-05 regarding Additional Appropriation within the Auditor’s Certification and Park Commissioners to appropriate in the General Fund in the Amount of \$40,000.00 for the Oxbow Bend Activity Area Improvement Project: On May 7, 2025, the Hancock Parks Foundation Board of Trustees approved a Hancock Park District funding request in the amount of \$40,000.00 for the Veterans Pavilion as part of the Oxbow Bend Activity Area Improvement Project. By approving Resolution 2025-05, money from the Hancock Parks Foundation will be appropriated to a special project fund for the Oxbow Bend Activity Area Improvement Project (see Resolution 2025-05). The grant was funded from the Mariann Dana Younger Fund, a Donor Advised Fund of The Findlay-Hancock County Community Foundation.

Request authorization to begin the planning process for three new park development projects: The following three projects are supported by the Strategic and Comprehensive Plan approved by the Hancock Park District Board of Park Commissioners on October 10, 2023: Dold Lake Development

Project (plus Cooper Pond improvements), Waterfalls Area Improvement Project, and “Improve accessibility to the soccer fields at Aeraland Recreation Area (pedestrian walkways).”

All three projects may not be completed at the same time, but planning efforts are likely to overlap. The primary component that is common among the three projects is paving with asphalt and concrete. Strategic planning would involve researching grant opportunities as part of an overall financial plan, assessing feasibility, determining if projects can be combined – all or in part, and identifying project priorities and timelines. These projects would continue the Hancock Parks District’s focus on improving accessibility per the Americans with Disabilities Act and replacing, upgrading, and modernizing facilities within the Hancock Park System. Project scope in the form of bullet points for the three park development projects is listed on page 3.

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Dold Lake Development Project (Project Scope):

- Pave the stone walkway (590 feet by 10 feet wide) with concrete from the parking lot to the picnic area, fishing pier, archery range, and storage building. Construct an 875 square-foot concrete pad next to the storage building.
- Reconstruct the fishing pier by replacing the wood decking and railing with composite material. Remove the wood stairway that is attached to the fishing pier.
- Construct a shade shelter over the existing concrete pad at Dold Lake and construct a new concrete pad and shade shelter at Cooper Pond (40 feet by 25 feet). Provide new picnic tables and other site amenities.
- Develop a group campfire circle (a 20-foot by 20-foot concrete pad) with circular benches.
- Paint the storage building to match the Discovery Center and replace the shingles with a metal roof that also matches the Discovery Center.
- Assess all electrical pedestals and outlets, and decide which ones are wanted and/or needed for programs and special events, and initiate removals and repairs if applicable.
- Construct an elevated boardwalk (1,600 feet +/- with a minimum width of 6 feet) from Dold Lake to Cooper Pond, and throughout the Wetland Restoration Area.
- Reconstruct the asphalt driveway and lower parking lot at Oakwoods Nature Preserve.

Waterfalls Area Improvement Project (Project Scope):

- Reconstruct the asphalt parking lot. Retain the parking lot layout and traffic pattern. Consider redesigning the earthen mound and landscaping between the parking lot and the street.
- Replace, upgrade, and modernize the railing along the trail (125 feet).
- Reconstruct the original section of the Blanchard River Greenway Trail (1,378 feet by 10 feet) from Waterfalls Area to the benches behind the Riverside Executive Park.
- Remove the asphalt section of the Blanchard River Greenway Trail (383 feet by 6 feet) between the parking lot and the railing, and from the parking lot to the footbridge and beyond with a connection to the existing concrete walkway. Reconstruct the trail with concrete.
- Construct a 4-foot by 3-foot and 6-inch concrete pad where the walkway meets the picnic table and a 4-foot by 4-foot concrete pad near the bench to improve wheelchair accessibility and construct a 5-foot by 5-foot concrete pad for the installation of a surface mount bike rack.
- On the footbridge, replace the wood decking and railing with composite material.
- Construct concrete steps with handrails at both boat launching and landing sites that serve as river access sites and as a portage around the dam for canoeists and kayakers.

Pedestrian Walkways Project at Aeraland Recreation Area Soccer Fields (Project Scope):

- Construct a pedestrian walkway (concrete) from the driveway to the end of the soccer fields, on the west side between Township Road 243 and the soccer fields (906 feet with a minimum width of 6 feet).
- Install a fence along the west edge of the pedestrian walkway (820 feet).
- Install two signs on existing posts if possible, facing in both directions (Slow/Children Playing).
- Construct a pedestrian walkway (concrete) from the driveway to the picnic area, east of the soccer fields on the existing grass trail (364 feet with a minimum width of 6 feet).
- Remove three 7' x 7' concrete pads and pave the picnic area (concrete) to provide accessibility to a seating area (55' x 25'). Provide new picnic tables.
- Construct a concrete pad (10' x 6') and a three-sided enclosure for the portable restroom facility (upgrade the standard unit to the accessible unit). However, increasing portable restroom facilities from one unit to as many as four units is being contemplated.
- Remove the abandoned lift station associated with the former bathhouse, restroom facility, and sewage lagoon, which is enclosed, off limits to the public, and being reclaimed by nature.
- Construct a concrete patch (11' x 6') inside the former pump house, which is now a multipurpose building.