

Regular Board Meeting – May 26, 2021

Resolution Summary

Resolution	Description	Byers	Dalton	Doneghy	Luetke	Savage	
RES 46-21	Ratification of Schedule of Payables		Motioned	2 <sup>nd</sup>			Approved
RES 47-21	Approval of Supplement and Amendment of the 2021 Certificate of Estimated Resources and Appropriations Measure	2 <sup>nd</sup>			Motioned		Approved
RES 48-21	Authorization to Request Funding through the Ohio Department of Natural Resources	2 <sup>nd</sup>		Motioned			Approved
RES 49-21	Glass City Riverwalk BUILD Grant, Construction Contractor Procurement Method, and Grant & LPA Agreement Signatory Authority Approval	Motioned	2 <sup>nd</sup>				Approved
RES 50-21	Contract Amendment Approval, Glass City Metropark Phase Two Construction Services, The Lathrop Company		Motioned	2 <sup>nd</sup>			Approved
RES 51-21	Contract Approval, Otsego Road River Access, Grand Rapids, OH 43522			2 <sup>nd</sup>	Motioned		Approved

*The mission of Metroparks of the Toledo Area is to conserve the region’s natural resources by creating, developing, improving, protecting, and promoting clean, safe, and natural parks and open spaces for the benefit, enjoyment, education, and general welfare of the public.*



**Board Minutes**

**METROPOLITAN PARK DISTRICT OF THE TOLEDO AREA**  
**WEDNESDAY, MAY 26, 2021, 8:30 A.M.**  
**WARD PAVILION – WILDWOOD PRESERVE METROPARK**

Commissioners Present:

Scott Savage, President  
Fritz Byers, Vice President  
Lera Doneghy, Vice President  
Kevin Dalton, Officer  
Molly Luetke, Officer

Dave Zenk, Executive Director

Others present and appearing before the Board: David Smigelski

Staff Present: Jill Molnar, Carrie Haddix, Scott Carpenter, Joe Fausnaugh, Jon Zvanovec, Tim Schetter, Allen Gallant, Ally Effler, Lori Miller, Nate Ramsey, Matt Killam, Chris Smalley, Emily Ziegler, Craig Elton, Jerri Fink, Luke Poca, and Wendy Garczynski

1. NON-RESOLUTION BOARD ITEMS

President Scott Savage called the meeting to order at 8:32 a.m.

Mr. Savage did a role call for all Board of Park Commissioners.

Mr. Savage led the Pledge of Allegiance.

2. CONSENT AGENDA ITEMS

Mr. Fritz Byers made a motion to approve the consent agenda and for the disposition of the minutes for the regular Board meeting held on April 28, 2021. This motion was seconded by Ms. Lera Doneghy and approved.

3. CONSIDERATION OF REPORTS FROM DIRECTOR AND EMPLOYEES OF THE PARK DISTRICT FOR REVIEW

A. Glass City Metropark, Phase 2 Update – Emily Ziegler, Park Planning & Capital Development

Mr. Savage introduced Ms. Emily Ziegler and congratulated her on what a wonderful job she did on the Jerry Anderson show.

Ms. Ziegler reported that, in light of the upcoming resolution in today's meeting, she wanted to share some updated designs for Glass City Metropark Phase 2.

While new construction will occur within Phase 2, some improvements also will be made to Phase 1, including to some of the play nodes and the Riverwalk in this space. She noted specifically the natural resource habitat and said that, as is typical with Metroparks Toledo, this will follow our 80%/20% model when developing new park space. Phase 1 includes 5+ acres and Phase 2 will include 10+ acres. Regarding meadow establishment, Phase 1 will have 12+ acres and Phase 2 will have 15+ acres. Ms. Ziegler reported that it is important to note this is a brownfield space and over time the meadow will grow.

Phase 2 also will include 18,000 sq. ft. of skating surfaces with the ribbon and the pond, which will include lighting, sound systems, and a refrigeration system that will allow for ice sculptures. One unique item to note is the construction of an ice bar, which Ms. Ziegler has been informed is the one and only bar of its kind. The plaza space also will include many interpretive features emulating the story of the history of this area. The light structures will use glass colors that mimic what appears within a fire. A Ghost stack will be reminiscent of the Toledo Edison structures many years ago. The Mini-Maumee will have a waterfall feature, which is estimated to be 8-10 feet high and visually will connect to a storm water cell, which will be known as the Frog Pond. The Market Hall will offer year round opportunities to accommodate all seasons. The building has been designed to bring the outdoors inside. The building itself is about 9,000 sq. ft. Metroparks Toledo worked with a restaurant design firm to ensure it had the necessary space for a restaurant/food services vendor. Ms. Doneghy inquired as to how the vendors for the food and concessions would operate, and what role, if any, Metroparks Toledo, will have. Ms. Ziegler responded that it is not the intent to have Metroparks Toledo operate these concessions, but rather the vendors with which Metroparks contracts.

The interior space will be modern in design, while maintaining a park-like look. This includes flexible space for use in the winter for the skating experience, and then available for rental in the warmer months for parties, etc. Cabanas will be placed along the skating ribbon, and will be designed to accommodate 6-8 people and be available year round.

Ms. Ziegler described the various nodes that will be constructed, included the prairie and pollinator node that will offer tunnels and a hammock city. The most prominent play feature will be located behind the sledding hill, utilizing designs from the birds found in this region. The interior will have many climbing features, and Metroparks Toledo has worked with playground designers to ensure fall zones. This will be visible from Front Street in an effort to visually draw visitors into the park. Ms. Savage asked the age demographic for this play structure. Ms. Ziegler responded that all ages would benefit from it, as it is designed to create an individual's own personal play experience.

Ms. Molly Luetke asked about accessibility features. Ms. Ziegler reported that the designers worked to promote accessibility. For example, the prairie node will include design elements which are accessible. Mr. Dalton inquired if Metroparks Toledo strives to meet a certain percentage of accessibility. Mr. Joe Fausnaugh responded that the industry has standards and will state within their proposals which playgrounds are accessible. Metroparks Toledo can then evaluate the areas in which accessibility could be improved, and it partly depends on the number of playgrounds already in the park.

Ms. Ziegler reported that the Guaranteed Maximum Price ("GMP") process will include three separate proposals. Metroparks has decided to utilize this process because it is seeing an escalation of supply prices and this will allow for an early start on earthwork, building materials, and site materials. These are the items within GMP 1 that is up for approval today.

Ms. Ziegler explained that GMP 2 will include the two main structures, Market Hall, Ice Support Building, Mini Maumee, Ice Ribbon, and pond. GMP 3 will be a culmination of the first two but will include restroom, picnic structures, cabanas adventure play, landscaping, irrigation, and plantings.

Below is the proposed construct schedule:

- Construction Mobilization – July 2021
- Substantial completion – December 2022
- Final completion – January 2023

Ms. Luetke inquired about Urban Camping. Ms. Ziegler responded that, yes, Urban Camping is included, but Metroparks Toledo is waiting to hear back on some funding opportunities in this space.

Mrs. Doneghy stated this is so spot-on, even more than what she envisioned. Mr. Byers shared that to some degree, he is struck by the thoughts of a pre-teen about to visit a place with some amazing fun toys. Gratifying as this is, he has the utmost respect for Ms. Ziegler's team for their consistency in how Metroparks Toledo builds parks. Metroparks Toledo continues to strive to capture all demographics and skill levels. It is beyond inspiring and thrilling to see the unique forms and potential engagements for the community while maintaining Metroparks Toledo's Mission that has driven all of its growth over the many years of the park district's existence. For all of those visiting the community, this space offers a wide-range of experiences. He noted that Metroparks continues to set high standards, and thanked Ms. Ziegler and her entire team for such a great design.

Ms. Jerri Fink inquired about the staffing model and if it is included with this design. Mr. Fausnaugh responded that a couple of years ago, he and Mr. Matt Cleland began developing a comprehensive staffing plan including a \$250,000 grant that will accommodate this, including the rangers. As of now, Metroparks Toledo has added five new staff at Glass City Metropark. Additionally, Ms. Fink wondered if Metroparks will be staffing the ice skating portions. Mr. Fausnaugh responded that they are still working on those details.

Mr. Savage shared that he personally is so excited about Phase 2 because of his own family, but additionally as an asset to the community and provide such incredible experiences.

B. Treasurer's Report – Wendy Garczynski, Comptroller

Mrs. Garczynski shared that the investment ledger had a lot of activity in April with \$6,000,000 invested in short term investments in anticipation of Glass City needs; \$2,000,000 was invested in STAR Ohio, which is the State Treasurer's investment pool and is completely liquid; and \$4,000,000 was invested in commercial paper with UBS. This was the most significant activity in April.

Mrs. Doneghy inquired about the then and now, the 73 days, and Leadership Ohio. Ms. Garczynski explained that this was an educational opportunity offered to one of Metroparks Toledo's staff members early in the year. Mrs. Garczynski did not know details of the late purchase order but said she would get back to Mrs. Doneghy with the details. Mr. Allen Gallant stated that he is the participant of this program, and there were some communication challenges obtaining that invoice, which have been resolved.

4. BOARD APPROVAL OF CONTRACTS, DEEDS, AGREEMENTS, ETC.

A. Mr. Dalton offered and moved for adoption of the following resolution, with a second by Mrs. Doneghy:

Resolution No. 46-21 – Ratification of Schedule of Payables

After discussion and upon unanimous vote the resolution was declared duly adopted and recorded in the appendix to these minutes.

- B. Ms. Luetke offered and moved for adoption of the following resolution, with a second by Mr. Byers:

Resolution No. 47-21 – Approval of Supplement and Amendment of the 2021 Certificate of Estimated Resources and Appropriations Measure

After discussion and upon unanimous vote the resolution was declared duly adopted and recorded in the appendix to these minutes.

- C. Mrs. Doneghy offered and moved for adoption of the following resolution, with a second by Mr. Byers :

Resolution No. 48-21 – Authorization to Request Funding through the Ohio Department of Natural Resources

Mr. Gallant shared that this is for improvements at Manhattan Marsh that includes an open air shelter, a larger basketball court, and water tables to offer an educational aspect for TPS Students. Ms. Luetke inquired if the current basketball court is utilized. Mr. Gallant responded that yes, it is frequently used and the community is assisting with upkeep to the court.

After discussion and upon unanimous vote the resolution was declared duly adopted and recorded in the appendix to these minutes.

- D. Mr. Byers offered and moved for adoption of the following resolution, with a second by Mr. Dalton:

Resolution No. 49-21 – Glass City Riverwalk BUILD Grant, Construction Contractor Procurement Method, and Grant & LPA Agreement Signatory Authority Approval

Mr. Jon Zvanovec reported that this is saying that Metroparks Toledo Board of Park Commissioners is in agreement to this overall process as well as the Local Public Agency (“LPA”) Agreement. Mr. Dalton inquired as to who owns the decision making for this. Mr. Zvanovec responded that Metroparks Toledo owns all aspects of it, and just has procedures it needs to follow.

After discussion and upon unanimous vote the resolution was declared duly adopted and recorded in the appendix to these minutes.

- E. Mr. Dalton offered and moved for adoption of the following resolution, with a second by Mrs. Doneghy:

Resolution No. 50-21 – Contract Amendment Approval, Glass City Metropark Phase Two Construction Services, The Lathrop Company

Mr. Zvanovec stated that this is the GMP 1 for Glass City Metroparks Phase 2, which includes procuring material that will be increasing in price over the next several months. Mr. Savage said he appreciates the foresight in the changes in the world and recognizing the need to purchase these items now and being proactive in this space.

After discussion and upon unanimous vote the resolution was declared duly adopted and recorded in the appendix to these minutes.

- F. Ms. Luetke offered and moved for adoption of the following resolution, with a second by Mrs. Doneghy:

Resolution No. 51-21 – Contract Approval, Otsego Road River Access, Grand Rapids, OH 43522

Mr. Fausnaugh stated that Metroparks Toledo worked with University of Toledo students on best practices regarding flooding in this space. Once the Township decided to relinquish ownership, Metroparks Toledo was able to provide funding for the stone road and a couple of camping platforms. Metroparks Toledo Foundation

contributed \$15,000 toward the camping aspect. Mr. Byers inquired about the contractors which picked up packets but did not submit bids. Mr. Zvanovec said he has learned that the contractors' schedules are very busy presently. Additionally, the winning bidder is already mobilized, and it is easy for them to work into the other schedules. The other submitters are also very reputable contractors.

Mr. Savage appreciates ODNR supporting Metroparks Toledo in funding, as well as Metroparks Toledo Foundation supporting these experiences. He asked Ms. Ally Effler to share sentiments of thanks to the Foundation's board members. Additionally, Mr. Savage mentioned all of the community support Metroparks Toledo receives, and how appreciative Metroparks Toledo and the Board are for that.

Mrs. Doneghy thanked Mr. Fausnaugh for utilizing the University of Toledo students and providing an educational experience in their journey.

After discussion and upon unanimous vote the resolution was declared duly adopted and recorded in the appendix to these minutes.

With no further business or action to be taken, Ms. Luetke made a motion to adjourn the Board meeting at 9:20 a.m., which was seconded by Mr. Byers and approved.



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Scott Savage, President



Attest:

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Dave Zenk, Executive Director

DDZ/kjm  
05/26/21