

REGULAR MEETING**July 17, 2025**

The Regular Meeting of the Board of Park Commissioners of Great Parks of Hamilton County was held on this day, 1:00 p.m., at 10245 Winton Road, Cincinnati, OH 45231.

Board President Melissa Wegman opened the meeting and led the Board, staff, and guests in the Pledge of Allegiance.

ROLL CALL: Present were Commissioners: Wegman, Lavery, Schuster, Thompson
 Staff: Palmeto, Henninger, Collins, deJesus, Doellman, Messerschmitt, Rahe, Snow, King, Lewis, Collie, Andrews, Averdick, Herbert, Anklan, Bird, Hake, Bacher, Lampert, Creighton, Christner, Merrill, Masella, Lanz
 Guests: Susan Luken, Lisa Dyer, David Griffith, Kendall Bales

GENERAL

1. PUBLIC COMMENTS: No one requested to address the Board.
2. AWARDS & RECOGNITIONS:

Chief Executive Officer Todd Palmeto notified the Board of the following:

- Chief Financial Officer Andrew Collins introduced newly promoted employee Abbey King, Inventory & Purchasing Manager.
- Chief of Guest Experiences Rachel Messerschmitt introduced new employee Mike Lewis, Golf Course Superintendent, Miami Whitewater Forest.
- Chief of Guest Experiences Rachel Messerschmitt introduced new employee Jacob Collie, Guest Experiences Manager, Lake Isabella & Woodland Mound.
- Chief of Guest Experiences Rachel Messerschmitt introduced new employee Alyse Averdick, Director of Guest Experiences, West Region.
- Chief of Guest Experiences Rachel Messerschmitt introduced new employee Joe Andrews, Adventure Program Coordinator, Miami Whitewater Forest.
- Great Parks celebrates 95! On July 17, 1930, William H. Albers, Ralph F. Rogan, and L. Alvin Kreis were appointed as the first Commissioners of the Hamilton County Regional Park District by the Probate Judge of Hamilton County, William H. Leuders.

Mr. Thompson gave kudos to Janet Broughton Murray for her interview on the Sharon Lake dredging. Ms. Wegman noted the excitement over the upcoming Kids Outdoor Adventure Expo and the upcoming ribbon cuttings.

3. NEXT BOARD MEETING DATES:

Thursday	August 21, 2025	1:00 p.m.	Winton Centre
Thursday	September 18, 2025	1:00 p.m.	Winton Centre

ACTION

4. RESOLUTION #3845 – BILLS & PAYROLL RESOLUTION: Chief Executive Officer Todd Palmeter presented the Bills & Payroll Resolution to the Board. Ms. Lavery noted questions about payments for the Shaker Trace Nursery and Sharon Woods Dredging projects. Mr. Thompson inquired about the Government Strategies contract.. The staff led a thorough discussion, providing clarifying information on the scope of the payment items. Upon motion duly made by Lavery, seconded by Schuster, the Board approved the Bills & Payroll Resolution. The Roll Call vote was as follows: Ms. Lavery – Aye, Ms. Wegman – Aye, Mr. Schuster – Aye, Mr. Thompson – Aye.
5. RESOLUTION #3846– CLEAN OHIO GREEN SPACE CONSERVATION PROGRAM – AUTHORIZATION TO APPLY FOR FUNDS IN ROUND 20: Chief Executive Officer Todd Palmeter presented the Resolution to the Board. Upon motion duly made by Thompson, seconded by Wegman, the Board approved Resolution #3846 authorizing the Chief Executive Officer and his designees to apply and execute an application for land acquisition funds through Round 20 of the Clean Ohio Green Space Conservation Program. The Roll Call vote was as follows: Ms. Wegman – Aye, Mr. Schuster – Aye, Mr. Thompson – Aye, Ms. Lavery – Aye.
6. RESOLUTION #3847 – EAST REGION – SALE OF SURPLUS REAL PROPERTY: Chief Executive Officer Todd Palmeter presented the Resolution to the Board. Ms. Lavery noted she remembered the discussion from last year's approval. Mr. Thompson asked why we would not keep the property, and the CEO noted the Board approved the sale in 2024. The staff led a thorough discussion, providing clarifying information on surplus property. Upon motion duly made by Schuster, seconded by Wegman, the Board approved Resolution #3847 for determining the highest and best bidder for 0.0643 acres of land and authorizing legal counsel to file a petition pursuant to R.C. 1545.12(C) for authorization of the Hamilton County Probate Court to sell said property. The Roll Call vote was as follows: Mr. Schuster – Aye, Mr. Thompson – Aye, Ms. Lavery – Aye, Ms. Wegman – Aye.

7. RESOLUTION #3848 – WEST REGION – SALE OF SURPLUS REAL PROPERTY: Chief Executive Officer Todd Palmeter presented Resolution #3846 to the Board. Mr. Thompson asked about the location of the Colerain Township parcel. The staff led a thorough discussion, providing clarifying information on the location of the land parcels. Upon motion duly made by Lavery, seconded by Thompson, and unanimously carried, the Board rejected any and all bids in the best interest of Great Parks. The staff will evaluate the public bid information packet and begin a new bid process for the sale of surplus real property.
8. APPROVAL OF MINUTES: Upon motion duly made by Lavery, seconded by Schuster, and unanimously carried, the Board approved the Final Minutes of the Regular Board Meeting of June 18, 2025.
9. BID TAB – BASS ISLAND LITTLE MIAMI RIVER ACCESS IMPROVEMENTS: Chief Executive Officer Todd Palmeter presented the bid to the Board. Ms. Lavery appreciated the layout visuals. Mr. Thompson asked about revenue generation for kayak rentals. The staff led a thorough discussion, providing clarifying information on the Engineer's Estimate, the scope, and the timeline of the project. Upon motion duly made by Lavery, seconded by Wegman, and unanimously carried, the Board awarded a contract in the amount of \$2,533,500 to Prus Construction for the Bass Island Little Miami River Access Improvements project.
10. BID TAB – SHARON WOODS DRIVE BRIDGE, STREAM, AND SANITARY SEWER MODIFICATIONS PROJECT: Chief Executive Officer Todd Palmeter and Park Engineer Ron Masella presented the bid to the Board. Ms. Wegman requested details about the alternate bid. The staff led a thorough discussion, providing clarifying information on the scope and timeline of the project and the details of the alternate bid. Upon motion duly made by Thompson, seconded by Schuster, and unanimously carried, the Board awarded a contract for the Base Bid and Bid Alternate 1 in the amount of \$653,510.00 to Ashcraft Contracting LLC for the Sharon Woods Drive Bridge, Stream, and Sanitary Sewer Modifications Project.
11. BID TAB – CARBONATED AND NON-CARBONATED BEVERAGES: Chief Executive Officer Todd Palmeter and Chief of Guest Experiences Rachel Messerschmitt presented the bid to the Board. Mr. Thompson inquired about our current vendor and the strategy for purchasing from vendors when the bidding pool is limited. Ms. Wegman noted that some vendors are leaving the market. Mr. Schuster asked if this was for all facilities. The staff led a thorough discussion, providing clarifying information on the cost of the beverages and alternative sources of supply. Upon motion duly made by Lavery, seconded by Thompson, and unanimously carried, the Board rejected the bid in the amount of \$128,438 to PepsiCo Beverages Sales, LLC for carbonated and non-carbonated beverages.

12. CAPITAL PURCHASE – JOHN DEERE 2400 GREENS MOWER: Report omitted due to an administrative error. Funding was approved for the purchase of only one John Deere 2400 Greens Mower in 2025. Mr. Thompson, in a recent visit, noted the excellent conditions of the courses at Little Miami Golf Center.
13. PROFESSIONAL DESIGN SERVICES CONTRACT – ENGINEERING PARTNER FOR PROFESSIONAL DESIGN AND CONSULTING SERVICES: Chief Executive Officer Todd Palmeter presented the bid to the Board. Ms. Wegman was pleased to hear about the numerous submissions for this service. Upon motion duly made by Lavery, seconded by Schuster, and unanimously carried, the Board awarded a professional design services contract in the amount not to exceed \$1,000,000 to Strand Associates, Inc. for Engineering Partner for Professional Design and Consulting Services agreement.

MONITORING REPORTS

14. FINANCIAL CONDITION & ACTIVITIES: Chief Financial Officer Andrew Collins presented the Financial Condition & Activities report to the Board. Ms. Wegman inquired about e-commerce revenue and asked if it would be separated from Visitor Centers. The staff led a thorough discussion, providing clarifying information on the 2nd Quarter revenue and expenditures, stock investments, and the e-commerce site. After a thorough discussion, the Board determined the report to be reasonable and acceptable. The Board then ordered the report filed for the record.

GENERAL REPORTS

15. GAS AND ELECTRICAL UTILITIES BROKER SERVICES: Chief Executive Officer Todd Palmeter and Chief Conservation & Parks Jason Rahe presented the Gas & Electrical Utilities Broker Services Report to the Board. Ms. Wegman thanked the staff for their diligence in evaluating options for this service. After a thorough discussion, the Board determined the report to be reasonable and acceptable. The Board then ordered the report filed for the record.
16. PHILANTHROPY DIVISION REPORT: Chief Executive Officer Todd Palmeter and Director of Donor Engagement LeAnne Anklan presented the Philanthropy Division report to the Board. Ms. Lavery asked about restricted funds. Mr. Schuster commented on how the auditors evaluate whether a donation should be classified as restricted. Ms. Wegman congratulated the staff on their work with the Carol Ann & Ralph V. Haile, Jr. Foundation. After a thorough discussion, the Board determined the report to be reasonable and acceptable. The Board then ordered the report filed for the record.

17. PURCHASING CARD COMPLIANCE OFFICER: Chief Executive Officer Todd Palmeter presented the Purchasing Card Compliance Officer report to the Board, reporting compliance. The Board ordered the report filed for the record.

EXECUTIVE SESSION

A motion was made by Laverty and seconded by Schuster to go into Executive Session at 2:10 p.m. to consider the complaints against a public official. The Roll Call vote was as follows: Mr. Thompson – Aye, Ms. Laverty – Aye, Ms. Wegman – Aye, Mr. Schuster – Aye.

Following the Executive Session, a motion was made by Laverty and seconded by Schuster to reconvene the Regular Meeting at 3:15 p.m. The Roll Call vote was as follows: Ms. Wegman – Aye, Mr. Schuster – Aye, Mr. Thompson – Aye, Ms. Laverty – Aye.

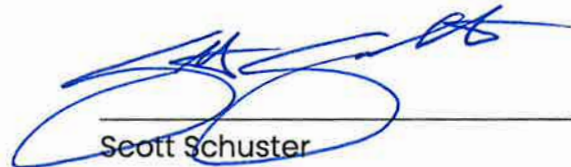
ADJOURNMENT

There being no further matters to come before the Board, a motion was made by Thompson, seconded by Lavery, and unanimously carried to adjourn the meeting at 3:17 p.m.

Board of Park Commissioners
Great Parks of Hamilton County


Melissa Wegman, President


Caren Lavery


Scott Schuster


Marcus Thompson

ATTEST:


Todd Palmeter, Chief Executive Officer