



Regular Meeting Agenda Items

Tuesday, August 12, 2025

I. CALL TO ORDER

A regular meeting of the Board of Park Commissioners of the Washington Township Park District, also known as the Centerville-Washington Park District, was held at 221 N. Main Street, Dayton, Ohio 45458. The meeting was called to order at 4:05 P.M. with the following attending: Commissioners Pearl, Senney and Stephens; Kristen Marks, Executive Director; Ken Carter, Operations Manager; Nick Meyer, Project and Planning Manager; Jake Hensel, Program Manager; and Denise Miceli, Accountant. Notice of this meeting was sent to the Dayton Daily News on August 9, 2025 and was posted on the Park District web site, www.cwpd.org.

II. CHANGES OR ADDITIONS TO THE AGENDA

No changes were made.

III. APPROVAL OF MINUTES

Minutes were approved by Board consensus.

IV. VISITORS

Jeff McPherson – Temporary Operations Technician

V. FISCAL

General Fund Financial Summary July 31, 2025			
	Budget + Carryover	YTD Expenses + Encumbrances	% of Budget
Beginning Cash 2025	\$ 8,730,444	\$ 8,730,444	
Revenue			
Property Taxes	6,317,438	4,677,788	74.0%
Interest	242,710	244,777	100.9%
Donations	30,000	26,842	89.5%
Donations - Program Sponsorship	5,000	1,850	37.0%
Advances	232,500	-	0.0%
Program	300,000	241,986	80.7%
Field/Facility	70,000	61,131	87.3%
Other	5,000	72,824	1456.5%
Total	7,202,648	5,327,198	74.0%
Beginning Cash + Revenue	15,933,092	14,057,641	
Expenditures (incl. encumbered funds that are officially set aside for future expenditures)			
2 - Park Improvements	1,796,904	934,330	52.0%
3 - Agency	704,848	508,627	72.2%
4 - Administration	862,988	576,178	66.8%
5 - Operations	3,282,864	2,109,154	64.2%
6 - Program	1,038,427	758,156	73.0%
7 - Matching Funds	50,871	18,702	36.8%
8 - Transfers (out)	117,194	7,370	6.3%
9 - Advances (out)	36,583	-	0.0%
Total expenditures	7,890,678	4,912,516	62.3%



Approval of Financial and Investment Activity

Commissioner Stephens moved, Commissioner Senney seconded, to authorize the July 2025 financial and investment activity. Commissioners Pearl, Senney and Stephens: ayes, motion carried.

VI. BUSINESS

A. Schoolhouse Park Hardscape Improvements

Three bids were received for the Schoolhouse Park Hardscape Improvements, which includes removal of the existing painted/stamped asphalt and replace with concrete between the basketball and tennis courts, as well as remove and replace cracked concrete in and around baseball dugouts. A total of \$40,000 was budgeted for this project in 2025. The lowest, best bid is Sowder Concrete Staff recommends awarding this project to Sowder Concrete in the amount of \$40,000.

CENTERVILLE-WASHINGTON PARK DISTRICT					
Schoolhouse Park Hardscape Improvements					
Proposal Deadline: 7/21/25					
221 N. Main Street- Centerville- Ohio 45459					
Bidders Name	Tennis and BB Area	Baseball Field #1	Baseball Field #2	Lump sum cost	Unit cost Sq.Yd.
OHeil Site Solutions	32,300.00	13,300.00	16,200.00	\$ 61,800.00	135.00
Miami Valley Site Works	24,500.00	13,650.00	6,635.00	\$ 44,785.00	90.00
Sowder Concrete	20,930.00	11,671.00	6,900.00	\$ 39,501.00	10sq.ft

Commissioner Stephens moved, Commissioner Senney seconded, to approve a purchase order for \$40,000 to W.T. Sowder Concrete for Schoolhouse Hardscape Improvements.

B. Revised Appropriation Resolution 2025-06

A budget adjustment of \$36,595 is requested (101.05 Operations – General Fund).

Commissioner Senney moved, Commissioner Stephens seconded, to Appropriation Resolution 2025-06 and authorizes the Business Manager to initiate all transfers and advances, as budgeted.

VII. COMMISSIONER COMMENTS

- Commissioner Stephens
 - Thanks for sending monthly Comment Log. Appreciates seeing the information.
 - Bench dedications are popular. Seem to be well received by families.
 - Saw online post about donation of Disc Golf at Old Lane Park.
 - Yankee courts – Glad these are open, sand volleyball was being used when he went by, good to see.
 - Oak Creek South wetland walk and Forest Field paving project – great job!
- Commissioner Senney
 - Forest Field shelter – contacted Kristen about this, police were asked to go to FF. Inquired as to whether shelter can be rented days in a row. Discussed Park closings at sunset, time changes with season. Issue with people using this shelter, smoking,



excessive trash, bathroom door propped open. What are options to address?

- Commissioner Pearl
 - Heart of Centerville Magazine lists “parks” with CWPDP phone, 937-433-5155.
 - Have we considered emergency call stations at parks, calls immediately go to 911. Commissioner Stephens mentioned from his previous experience maintenance costs are high.
 - Watts Middle School – No signs at Grant Park entrance. Should we add?
 - Texas Floods – CAMP - Child Association for Maximum Potential for handicapped children. Should we consider? Maybe weekly programs?
 - Stillwater Center – Handicapped Park Playground opened – CWPDP staff field trip to see?
 - NWF – Mayors Monarch pledge challenge something to include/partner with golf course, Stubbs Park.
 - Suggested to look at Fit America Challenge program – ACSM.org
 - Mentioned Nature everywhere challenges– Connect children to nature - schools, etc.
 - Status of Program Assistant positions.

VIII. EXECUTIVE SESSION

Commissioner Senney move to enter Executive Session for the purpose of discussing personnel; ORC 121.22(G)(4) at 4:54 pm.

ROLL CALL VOTE

Commissioner Senney - aye

Commissioner Pearl - aye

Commissioner Stephens – aye

Commissioner Pearl arose from Executive Session at 5:09.

IX. ADJOURNMENT

Commissioner Pearl adjourned the meeting at 5:09.

A Board work session will be held September 9, 2025 at 3:00 P.M. followed by a regular meeting at 4:00 P.M. at Park Headquarters, 221 N. Main St, Centerville.

Approved

Attested

Alex Pearl, President

Greg Stephens, Board Secretary