Regular Meeting Agenda Items

Tuesday, August 11, 2026

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 1:00 P.M. with the following attending: Commissioners Pearl, Senney, and Stephens; Kristen Marks, Executive Director; Carrie Dittman, Marketing and Communications Manager; Ken Carter, Operations Manager; Jake Hensel, Program Manager; Tony Carpenter, Project and Planning Manager; and Chris Huff, Business Manager. Notice of this meeting was sent to the Dayton Daily News on August 7, 2026, 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

July 2026 meeting minutes were approved by Board Consensus.

IV. VISITORS

The Park Board recognized Youth Volunteers with 60+ Hours of summer service hours.

- Uma Chamarthy - 67 hours
- Louden Zelik - 74 hours
- Jaisathvika Valavan - 149 hours

Introduction of new Program Supervisor, Mason Buch

V. FISCAL

General Fund Financial Summary
July 31, 2026

	Budget + Carryover	YTD Expenses + Encumbrances	% of Budget
Beginning Cash 2026	$ 10,312,609	$ 10,312,609	
Revenue			
Property Taxes	6,396,959	5,305,930	82.9%
Interest	300,000	253,515	84.5%
Donations	51,000	4,694	9.2%
Donations - Program Sponsorship	5,000	5,972	119.4%
Advances	74,317	62,734	84.4%
Program	280,000	252,998	90.4%
Field/Facility	70,000	64,152	91.6%
Grants (other)		3,385	
Other	5,000	38,187	763.7%
Total	7,182,276	5,991,567	83.4%
Beginning Cash + Revenue	**17,494,885**	**16,304,176**	
Expenditures (incl. encumbered funds that are officially set aside for future expenditures)			
2 - Park Improvements	2,615,308	1,063,407	40.7%
3 - Agency	956,488	609,551	63.7%
4 - Administration	1,025,290	620,828	60.6%
5 - Operations	3,395,402	2,084,782	61.4%
6 - Program	1,006,522	721,970	71.7%
7 - Matching Funds	32,595	18,152	55.7%
8 - Transfers (out)	291,180	9,880	3.4%
9 - Advances (out)	11,583	-	0.0%
Total expenditures	**9,334,368**	**5,128,570**	**54.9%**

Centerville-Washington PARK DISTRICT

Approval of Financial and Investment Activity

Commissioner Stephens moved, Commissioner Pearl seconded, to authorize the July 2026 financial and investment activity. Commissioners Pearl, Senney and Stephens, all aye.

VI. BUSINESS

A. Houser Asphalt and Concrete Purchase Order

In March, CWPD contracted with Houser Asphalt and Concrete for hardscape repairs at Oak Grove Park. Due to the size of cracks in Parking Lot G, Houser recommends an overlay with fabric seams on the large cracks. Staff is requesting an additional purchase order in the amount of $60,000 for this change in project scope. The original quote was $176,045 ($91,955 under budget). With the approval of this purchase order, the project remains under budget by $33,165.

Commissioner Pearl moved, Commissioner Stephens seconded, to approve a purchase order in the amount of $60,000 to Houser Asphalt and Concrete for completion of repairs to Parking Lot G at Oak Grove Park Commissioners Pearl, Senney and Stephens, all aye.

B. MOT- Centerville Station Road Temporary Easements - Resolution 2026-04

The City of Centerville has offered compensation in the amount of $7,000 for two temporary easements at the southern boundary of Black Oak East Park, 37-T1 totaling 0.183 acres and 37-T2 totaling 0.177 acres. These temporary easements will be in effect for two years from the start of the road improvement project.

Commissioner Pearl moved, Commissioner Stephens seconded, to accept an offer of $7,000 for temporary easements 37-T1 and 37-T2. Specific details can be found in the attached Resolution. Commissioners Pearl, Senney and Stephens, all aye.

C. MOT – Centerville Station Road Perpetual Easement - Resolution 2026-05

The City of Centerville has offered $20,099 to purchase a perpetual easement at the frontage of Bill Yeck Park, Smith House entrance, known as 37-SH totaling 0.285 acres for establishment, construction, reconstruction, widening, repair or maintenance of a public road as described in the resolution.

Commissioner Stephens moved, Commissioner Pearl seconded, to accept an offer of $20,099 for perpetual easement 37-SH. The transaction shall be contingent upon approval from the Montgomery County Common Pleas Court pursuant to O.R.C. 511.25. Commissioners Pearl, Senney and Stephens, all aye.

D. Sale of Park Land Easement (ORC 511.25)

Commissioner Senney moved, Commissioner Pearl seconded, to approve the application to the Montgomery County Common Pleas Court pertaining to ORC 511.25, sale or disposal of park land, related to sale of a perpetual easement to the City of Centerville for improvements to Centerville-Station Road. Commissioners Pearl, Senney and Stephens, all aye.

VII. COMMISSIONER COMMENTS

- Commissioner Pearl
    - Interested in hearing whether there will be any submissions for the OPRA Awards of Excellence
    - Regarding CWPD Comment Log – two stood out:

        - Memorial Bench – do we always send a photo and coordinates for the bench
        - Pump (bike) track – haven't we had one in the past
    - The Social Row (Road) road improvement project is coming to a close; will the County manage any landscaping repairs and restoration around the Robert F. Mays park sign
    - After reading the Foundation for Centerville-Washington Parks brochure – what type of fence is the Foundation proposing to raise funds for at Activity Center Park (playground) and will any trees be added to the landscape
    - In calculating the value of the Youth Volunteers that came to the meeting, their impact saved the Park District over $10,000
- Commissioner Stephens
    - Appreciated having the Youth Volunteers attend the Board Meeting to be recognized
    - The Staff Picnic was a fun time
- Commissioner Senney
    - On TV there has been some publicity about Jake the Eagle and the live-stream of his nest (to view babies, etc). Is there anything CWPD could live-stream

VIII. ADJOURNMENT

Commissioner Senney adjourned at 1:52 p.m.

A Board work session will be held September 8 at 3:00 P.M. followed by a regular meeting at 4:00 P.M. at Park Headquarters, 221 N. Main St, Centerville.