



MASSILLON RECREATION BOARD SPECIAL MEETING MINUTES October 8, 2025

The Massillon Recreation Board met in special session on October 8, 2025 at 5:00 p.m.

Board Members:

Present: T.R. Rivera, Mark Hickey, Caylor Colly

Others Present: Mayor Jamie Slutz, Alex Pitts, Ted Herncane

Staff Members:

Present: Steve Pedro, Carol Leonard, Tiana Spencer, Joe Pape, Carrie Lowry

NEW BUSINESS:

1. **Appropriate \$53,000 from the unappropriated balance of the Parks & Rec DI Fund (1433) to 1433-505-5-2510 for the Reservoir Park Streambank Restoration Project (Approved on 8/20/2025 – Rec Board 25-098, 5-0)**

25-112 Mr. Hickey moved; seconded by Mr. Colly to approve to appropriate \$53,000 from the unappropriated balance of the Parks & Rec CI Fund (1433) to 1433-505-5-2510 for the Reservoir Park Streambank Restoration Project (Approved on 8/20/2025 – Rec Board 25-09, 5-0). Motion carried 3-0 by roll call vote.

2. **Reservoir Park phase II presentation**

Mayor Jamie Slutz: I'd like to say that we are here today to present phase II. Phase I is kicking off. We just want to present the presentation for phase II which is including the body of water at the Reservoir Park. Alex Pitts, our City Engineer has a slide show that we would like to present to you and the staff. Thank you.

Alex Pitts: Good evening everyone. Here is a presentation that I put together for all of you. It is very brief but I'll go through the entire history, how we've gotten to where we are at today. The next slide. This slide especially paints the picture of what we are trying to do with phase II. Within this slide itself, it shows phase I which is the streambank restoration, right here. It shows that we've relocated the path to lessen the slope here so that we don't have as much erosion as we move forward. That project ends somewhere around here, approximately. Now phase II is this body of water. Within this body of water, we have fountains to help with the aeration. There will be one there and one will be right there. These little lines here, these are just outlets for the storm sewer. Then we have native plantains along the edges here. A sediment trap here. This is basically a basin to help with the clarity of the pond so it doesn't become a very messy body of water with sediment, debris, and solids just floating on top. It will stay clear in conjunction with the sanitation basis. The fountains. Here is a maintenance

access path to allow us to come off of the existing path and off the road off of Phillips, coming down through here off the path and then use this access path which will be disguised essentially. It will look like grass but it's an actual concrete path that they can take heavy equipment on and basically clean this sedimentation basin out like maybe every two years or so, help with the clarity, help with the pond, keeping it nice and healthy. Then you have plantains along the west side, along here as well, along Reservoir Drive. Does anybody have any questions on this slide, anything in particular? The next slide is the cost estimate. This is very blurry here so I passed these out to everyone here, that's here today. Basically, this bottom line down here is \$1,550,000.00 for construction. The design cost is about 10%, \$155,000.00. Administration and Construction inspection is \$124,000 which is about 8% of the construction cost. All of these numbers are very typical, coming up with a total number of \$1,833,000.00 for the project. We did a lot of extensive discussion. As you can see, there are a bunch of line items here within this cost estimate that have been essentially taken out, I'll say, because they didn't contribute to the actual goal which was putting in this body of water which is the main attraction for phase II and bringing that attraction back to Reservoir Park. A lot of these other things are not necessities. That one for example, this is lighting. That could be a phase III type of thing. Same thing, down here. This had to do with overlooks near the pond itself. Again, it didn't negate to phase II, the pond creation which is the main attraction that we are trying to move forward for, realizing that a lot of these things were added amenities that would be a nice thing to have with phase III but we want to get this project moving and bring down the costs. Everything that is added up here is necessary in order to realize the body of water which is that \$45,000, staying underneath \$50,000 (inaudible) pond. That is the goal of the project for phase II. All of the associated costs are up on the screen for you to see. Does anybody have any questions regarding this slide?

Mr. Rivera: Is any of this generated through contractors? Have we talked to any contractors to see what their cost is to do any part of this would be?

Alex Pitts: No, we have not talked to contractors. This is typical in the preliminary stages for when they're going to (inaudible). We have that preliminary master plan design. It is all here. Basically, our engineer, which was (inaudible) Design Group. They put the cost estimate together based off of what we would like to see within this body of water within the phase II.

Mr. Hickey: Alex, I have a question. Are there any grants or anything available to help out with the cost or defray the cost?

Alex Pitts: We've looked at grants in the past. I'm sure some of you know we applied for one two years ago for the additional \$1.2 million, unfortunately, we didn't get it. We applied for more just recently. There's no guarantee but there may be an additional \$250,000 that may come our way from Congresswoman Emelia Sykes' office.

Mr. Hickey: I got you. Well let me ask you one more question.

Alex Pitts: Yeah

Mr. Hickey: Once you start the project, are you still allowed to apply for grants?

Alex Pitts: You can apply for grants for like a reimbursable type of style of grant. For this project in particular, I would have to do a little bit of research. I know of some like the TIV, for example, that's a reimbursement style type of grant but that wouldn't apply for this project, unfortunately. I will have to do some digging on that.

Mr. Hickey: Thank you

Alex Pitts: Yeah

Mr. Colly: How long will all of this take?

Alex Pitts: Honestly, this isn't a very, I mean it's a big project, of course, as you can see from the construction cost estimate, but, this isn't a very robust and difficult project. Essentially, we've made this very bare bones to where essentially you are just moving soil. You are just creating a pond and the most difficult part may be the fountains but everything else is very simple, easy, straightforward project. It may be simple and easy but it is very important. It is bringing one of the main attractions back to the park itself. That's the goal, that's the idea. I would think this project would take maybe six months at the most. It's a very straight forward, quick project. The thing that may take the longest is the permitting but that is handled prior to construction.

Mr. Colly: Great

Alex Pitts: Are there any other questions?

Joe Pape: What did it cost when we took everything out?

Alex Pitts: \$2.8 million and that was just construction. With design, construction and administration inspection, that would have gone up to 12 so you're talking about the \$3.2 or \$3.3 million range at that point. Again, we took everything into consideration. The lighting alone was around \$586,000. That was a quick no, no of course. Any other additional questions? With that, I'm finished.

Audience: You said this is a flood plain? How?

Alex Pitts: Just off of the FEMA data that we've received. Our consultants also said the permitting would take the longest. I did speak to our current consultants that did the preliminary design and the master plan and that's how I came up also with an estimate for the design, costs as well. Granted they didn't do a full deep dive on what the quote would be but they said the longest part for them is a (inaudible). The design itself wouldn't be what would take them the longest. It would be the permit because of the flood plain.

Mr. Rivera: Who do we have to get the permits through?

Alex Pitts: I believe FEMA. US Army Corp of Engineers.

Audience: I believe in 2017, 2018, FEMA said that they talked about the 100-year, 500-year, 1,000-year flood which, in my opinion, is nothing but a myth and something that they used to put the screws to us. I can't see how that is a flood plain.

Alex Pitts: I've actually, I actually did look at this myself. I can't tell you exactly where the flood plain is on here but I did pull it up months ago and it's definitely, for sure in the flood plain. The reason for looking it up, before actually phase I, the permits for phase I, that is why

Steve Pedro: Excuse me Alex, on the flood plain on the Stark County Auditor's web site where you can see all that stuff, it shows the 100-year flood. The plain goes all the way past the falls, the damn, down into right across from the tennis courts. On their site. Now, as you said, it's the 100-year flood. It does cover the entire...in fact, we are not allowed to rebuild where that restroom is up there because of the flood plain. We can put it somewhere else, but we can't rebuild in that spot. That's why we are trying to fix this. That's FEMA, that's not the city.

Audience: I know, like I said, it's a myth

Mr. Hickey: I have a question for you.

Alex Pitts: Yeah, of course

Mr. Hickey: How do you propose payment on this?

Ted Herncane: For phase I, the city received a \$300,000 grant from the state of Ohio. As Alex mentioned, we did apply for the community project funding through Congresswoman Sykes' office last year and it was resubmitted this year for \$250,000. There are some other grant opportunities we can look at. There are some potential donors within the community and other foundations that we can certainly ask for funding. I guess what we would like you, as a board, to consider, would be, if you look at that dollar amount down there, some assurance that would allow us to begin the process and then work our way back from all of the things I mentioned. We would like you to consider amongst yourselves, a motion or resolution, providing support up to that dollar amount. I think there are multiple ways you can get there too. Carryover, a loan, a mixture of the two which is probably the wisest choice. If you look at some of the debt that the city has had over the last several years, they are long term debts and large dollar amounts. This is not a huge dollar amount. A ten year note with some money down could certainly make payments reasonable and then when the debts on both the golf course and the Rec Center are done in 2031, I think we're done in five years. We would like the Park and Rec board to consider at your next meeting or whenever, authorizing an amount up to, not to exceed that amount so we can get started on the project. Like I said, with the federal money and the government shut down, I don't know what that's going to look like. That's one of the final hick ups on the last permit that we are waiting for, for phase I. That approval would allow us to move forward and get our ducks in a row to get this project, hopefully completed next year.

Mr. Hickey: That was my next question. When do you project the project to start?

Ted Herncane: As Alex said, it's not a long project. If the government shutdown lasts a long time, which it very well might, permitting might be a challenge but we think this is a project that we can accomplish by the end of next year.

Alex Pitts: Yeah, I'll answer that. Honestly, with phase I, I'll be honest, I'm not sure if it will be finished by the end of this year. We might end up finishing phase I early next year, which is okay because what could happen is, if we move forward with phase II, we could just piggyback right off of when phase I ends and then just move into phase II right then and there. It may even be the same contractor. Maybe they will say, "hey look, we are already here", we might get better pricing. They know the site, they are already mobilized there. They might say, "hey we could just jump right off of phase I and start phase II". There is no mobilization cost, it's ideal for them. It would be nice to start the permanent process as soon as possible because that is the, I would say that item in particular would be on the critical path for this project. The actual construction piece is not, I don't foresee it being too long. The fountains, like I said, may be the longest lead time in construction, but again, the permitting side is going to be the biggest challenge.

Mr. Hickey: Have we talked to any banks? Would it be better to go a five year note or a ten-year note?

Ted Herncane: We haven't talked to any yet. We certainly can if you want to get some numbers, five/ten year. With the city's credit rating just improved again over the last couple months, we are in a good place to get a better rate than we have in the past. We can start pricing those out or at least soliciting from the local banks what the rate may be.

Mr. Hickey: The reason I ask, I'm just wondering how much they would require down to get the project started.

Ted Herncane: I don't know what they would require. I think the more you put down the less you obviously have to borrow. That's why I think the mixture of the little bit down, a little bit of financing is probably the most fiscally sound way to do it. You have a nice carryover, you want to preserve some of it, of course, but I think some of it is why people pay the park tax.

Mr. Rivera: I think it would definitely be helpful if we had some numbers and know what we would have to take from our budget on a month to month basis.

Mr. Hickey: We only have to take so much. The rest will be (inaudible)

Mr. Rivera: Correct but I'm saying...

Mr. Hickey: Yes, let's say you take \$300,000 and the rest is a loan for \$1.5 million. I'm just giving you an example. I'm not saying that's what it's going to be. I think that's what Ted is saying. Correct?

Ted Herncane: Yes, some combination.

Mr. Hickey: Right.

Ted Herncane: That's, obviously, your decision on what you feel comfortable with

Mr. Rivera: I'm just wondering. It would be helpful if we knew a round number what the payment would be because that would, obviously, come out of our budget.

Ted Herncane: Yeah, we can do that

Mr. Hickey: I've got no more questions

Adjournment

25-113 *Mr. Rivera moved, seconded by Mr. Hickey to adjourn the October 8, 2025 Massillon Recreation Board special meeting.*

There being no further business, the meeting adjourned at 5:19 pm. The next scheduled regular meeting will be on Wednesday, October 15, 2025 at 5:00 pm at the Massillon Recreation Center.

Transcribed By: *Carol Leonard, Office Manager*