

2025-024

MINUTES OF THE LAKE METROPARKS REGULAR MEETING  
(The following is a summary of Board Meeting Minutes. Transcripts available upon request.)

PLACE: CONCORD WOODS

DATE: May 14, 2025

I. Roll Call and Pledge

Meeting was called to order at 5:00 p.m. with Board members Gretchen Skok DiSanto, President, Frank Polivka and John Redmond, Vice Presidents. Staff included: Paul Palagyi, Executive Director; Vince Urbanski, Deputy Director; Mark Zicarelli, Legal Counsel; Tom Adair; Chris Brassell; Tom Koritansky; Jim Sivak; Lindsay Pschirer; Sharon Metzong; Seth Begeman; Lee Homyock; Karen Reis; Nick Gustin; Jen Irwin; Jean Sullivan; Liz Mather; Seth Oldham; and Tammy Chiappone.

Mrs. Skok DiSanto led those in attendance in the Pledge of Allegiance.

II. Approval of the Agenda

Motion by Mr. Polivka to approve the Board Meeting Agenda. Seconded by Mr. Redmond. Motion passed unanimously.

III. Minutes

A. Regular Meeting April 16, 2025

Motion by Mr. Redmond to approve the Minutes of the Regular Meeting, April 16, 2025. Seconded by Mr. Polivka. Motion passed unanimously.

IV. Meeting Open to the Public

Bryson Durst, The News-Herald  
Judge Bartolotta

V. Old Business

VI. Finance Report

A. April 2025

Mr. Brassell read the Finance Report for April 2025.

Motion by Mr. Polivka to approve the Finance Report for April 2025. Seconded by Mr. Redmond. Motion passed unanimously.

VII. New Business

A. Other

1. Bid #2025-031, Pine Ridge Clubhouse Basement Restroom Renovation

Mr. Palagyi explained Bid #2025-031, Pine Ridge Clubhouse Basement Restroom Renovation. Mr. Palagyi said the various restrooms at Pine Ridge Country Club need renovation.

Motion by Mr. Redmond to award Bid #2025-031, Pine Ridge Clubhouse Basement Restroom Renovation in the amount of \$115,572.00 including allowance for unforeseen conditions to James Martin Contractors Services (Perry, OH). Seconded by Mr. Polivka. Motion passed unanimously.



**Bid Opening: May 7, 2025  
11:00 a.m.**

**Pine Ridge Country Club Restroom Renovation  
2025-031**

	James Martin Contractor Services, LLC	Lawler Construction
	Perry, OH	Cleveland, OH
Bid Bond/Check	X	X
Item 1 - Lump Sum	\$105,065.00	\$169,900.00

2. Bid #2025-032, Arcola Creek Site Development Restroom/Shelter

Mr. Palagyi explained Bid #2025-032, Arcola Creek Site Development Restroom/Shelter. Mr. Palagyi said we plan to provide several new amenities to Arcola Creek Park including a new shelter, flush restrooms and an expanded and paved parking lot, plus the appropriate utilities. Mr. Palagyi said the shelter and restroom packages have already been purchased and this bid covers installation of the structures plus the paving.

Motion by Mr. Polivka to award Bid #2025-032, Arcola Creek Site Development Restroom/Shelter in the amount of \$631,954.00 including allowance for unforeseen conditions to Great Lakes Crushing (Willowick, OH). Seconded by Mr. Redmond. Motion passed unanimously.



**Bid Opening: May 7, 2025  
2:00 p.m.**

**Arcola Creek Park Site Improvements  
2025-032**

	Great Lakes Crushing	Marks Building Company	Ohio Paving & Construction Co., Inc.	S.E.T., Inc.
	Cleveland, OH	Painesville, OH	Willoughby, OH	Lowellville, OH
Bid Bond/Check	X	X	X	X
Addenda Acknowledged	X	X	X	X
Item 1 - Lump Sum	\$574,503.00	\$598,500.00	\$607,200.00	\$648,400.00

	SiteWorx Unlimited LLC
	Lyndhurst, OH
Bid Bond/Check	X
Addenda Acknowledged	X
	\$716,910.00

3. Bid #2025-033, Lake Erie Bluffs Boardwalk Construction

Mr. Palagyi explained Bid #2025-033, Lake Erie Bluffs Boardwalk Construction. Mr. Palagyi said as part of our ongoing efforts to connect Lake Erie Bluffs to the north end of Bacon Road, we need to build a raised boardwalk through a section of wetlands.

Motion by Mr. Redmond to approve Bid #2025-033, Lake Erie Bluffs Boardwalk Construction in the amount of \$128,700.00 including allowance for unforeseen conditions to Schirmer Construction (North Olmsted, OH). Seconded by Mr. Polivka. Motion passed unanimously.



**Bid Opening: May 7, 2025  
10:00 a.m.**

**Lake Erie Bluffs Boardwalk Construction  
2025-033**

	Country View Construction	James Martin Contractor Services, LLC	Schirmer Construction LLC	Srokowski Construction
	Holmesville, OH	Perry, OH	North Olmsted, OH	Amherst, OH
Bid Bond/Check	X	X	X	X
Item 1 - Lump Sum	\$119,475.00	\$229,150.00	\$117,000.00	\$118,800.00

4. Bid #2025-035, Chagrin River Park Erie Road Trail Paving

Mr. Palagyi explained Bid #2025-035, Chagrin River Park Erie Road Trail Paving.

Motion by Mr. Polivka to approve Bid #2025-035, Chagrin River Park Erie Road Trail Paving in the amount of \$105,820.00 including allowance for unforeseen conditions to Phillips Paving (Chagrin Falls, OH). Seconded by Mr. Redmond. Motion passed unanimously.





**Bid Opening: May 6, 2025  
2:00 p.m.**

**Chagrin River Park Paving Improvements  
2025-035**

	Barbicas Construction Company, Inc.	Empire Paving, LLC	Geauga Highway Co.	Ohio Paving & Construction Co., Inc.
	Akron, OH	Cleveland, OH	Hiram, OH	Willoughby, OH
Bid Bond/Check	X	X	X	X
Addendum Acknowledged	X	X	X	X
Item 1 - Lump Sum	\$120,628.00	\$129,255.00	\$121,890.00	\$125,750.00

	Phillips Paving, LLC Chagrin Falls, OH
Bid Bond/Check	X
Addendum Acknowledged	X
Item 1 - Lump Sum	\$96,200.00

5. Bid #2025-036, Hemlock Ridge Restroom and Pavilion Installation

Mr. Palagyi explained Bid #2025-036, Hemlock Ridge Restroom and Pavilion Installation. Mr. Palagyi said the shelter and restroom have already been purchased.

Motion by Mr. Redmond to approve Bid #2025-036, Hemlock Ridge Restroom and Pavilion Installation in the amount of \$157,300.00 including allowance for unforeseen conditions to Marks Building Company (Painesville, OH). Seconded by Mr. Polivka. Motion passed unanimously.



**Bid Opening: May 5, 2025  
11:00 a.m.**

**Hemlock Ridge Park Restroom and Shelter  
2025-036**

	CMG Contracting	Country View Construction	James Martin Contractor Services
	Chesterland, OH	Holmesville, OH	Perry, OH
Bid Bond/Check	X	X	X
Item 1 - Lump Sum	\$154,710.00	\$207,070.00	\$175,574.00

	Marks Building Company
	Painesville, OH
Bid Bond/Check	X
Item 1 - Lump Sum	\$143,000.00

6. RFP #2025-030, Carbonated and Non-Carbonated Beverages

Mr. Palagyi explained RFP #2025-030, Carbonated and Non-Carbonated Beverages. Mr. Palagyi said that Coca-Cola was the preferred choice.

Motion by Mr. Polivka to approve RFP #2025-030, Carbonated and Non-Carbonated Beverages. Seconded by Mr. Redmond. Motion passed unanimously.

7. Resolution 2025-019, Levy, Auditor Certification

Mr. Palagyi explained Resolution 2025-019, Levy, Auditor Certification. Mr. Palagyi said that to be on the ballot this fall, we first need to ask the Auditor to certify how much the renewal of our 1.9 mill levy would generate and what the impact would be for every \$100,000 worth of property. He said we would expect the Auditor to provide us with those numbers in the next couple of weeks and then we would insert those numbers into a resolution requesting that the Board of Elections include our question on the Fall ballot.

Motion by Mr. Redmond to approve Resolution 2025-019, Levy, Auditor Certification. Seconded by Mr. Polivka. Motion passed unanimously.

VIII. Executive Director's Report

Mr. Palagyi said we are prepping the parks for summer between the rain events and all is going well. He said that with the wet spring, visitation across the parks was lower than usual, special events were a little smaller and rounds of golf played at our golf courses were down.

Mr. Palagyi said summer camps are full with 1,100 registered. He said shelters are very popular as usual with most weekends at popular shelters long gone. Mr. Palagyi said campsites are more than half filled and more than 75 percent of weekends full.

Mr. Palagyi said Farmpark will host the 2025 installment of HorseFest this coming weekend. The two-day event draws an average attendance of about 3,000 guests over two days.

Mr. Palagyi said that new AEDs have been placed throughout the parks at 26 locations.

IX. Executive Session

Mr. Palagyi said there is not a need for an Executive Session.

2025-036

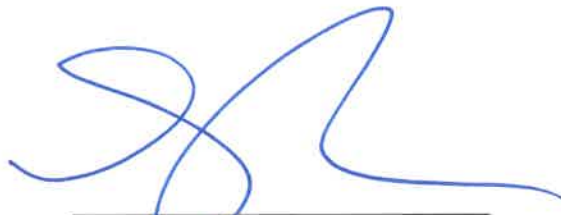
X. Adjournment

Motion by Mr. Polivka to adjourn the regular meeting at 5:12 p.m. Seconded by Mr. Redmond. Motion passed unanimously.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'Paul Palagyi', written over a horizontal line.

Paul Palagyi  
Executive Director

A handwritten signature in blue ink, appearing to read 'Gretchen Skok DiSanto', written over a horizontal line.

Gretchen Skok DiSanto  
President