

## RECORD OF PROCEEDINGS

### *Minutes of Greenfield Township Trustees Special Meeting-Public Meeting*

April 28, 2026 - Held 6:30 PM

The Greenfield Township Trustees met for a special meeting - public meeting at the Firehouse. Trustee Sitterley called the meeting to order at 6:30 p.m., and led those present in the Pledge of Allegiance. Dave Cotner, Lonnie Kosch and Jennifer Sitterley were in attendance. Trustee Sitterley explained the purpose of the meeting was to discuss the potential of a community center.

Trustee Cotner explained that he and Steve Eversole had discussed the potential of having a community center in the past. He noted all the various details that needed to be discussed in relation to this issue, such as what features the community would like to see, i.e. basketball court (inside), pickleball court, baseball diamonds, soccer fields, meeting/gathering space, etc. as well as the size and location. A kitchen and office space was also discussed for the building. Mr. Eversole explained the additional cost associated with a cater kitchen vs. a cook kitchen.

Location and land/footprint needed was also discussed. Mr. Eversole presented some talking points with general estimates of size and footprint. He noted storm drainage would also need to be considered in terms of land use and space needed.

Discussion continued about the low attendance at the meeting, and the idea that the community and residents were not aware of the meeting. A participant noted that the required postings and the regular communication paths were utilized in order to advertise the meeting, but it didn't reach people.

Mr. Eversole went on to suggest the following plan: community to determine what the building and space would be used for; putting a rough sketch together; an estimated budget, and then determining how to fund the project. He noted rentals would not fund the project. Trustee Kosch noted current local sports parks - baseball and softball fields - are very crowded when in use, including the parking areas. A participant asked about a grant that had been applied for which would potentially have a birdwatching area if the community center space had access to that; however at this stage of planning, this is unknown.

Trustee Cotner discussed the area/space needed, estimating eight acres would be needed. He noted this information needs to be determined in order to propose a land purchase to the land owners. Space and layout needs/ideas continued to be discussed, as well as storm drainage and sewer runoff. Dave Bichard, Coakley Road, suggested starting the plan with a sports complex first, and addressing a community space/building space later. The current civic center and parking areas were discussed. Also discussed was the potential to move the township office to the civic center building. Trustee Kosch noted village tax would need to be paid by employees if the offices were moved to that location, due to working in the village.

Steve Eversole went on to discuss the potential cost for building a sports complex area, i.e. ball fields and soccer fields, estimating (commercial-building wise) \$100 per square foot for a building. He also suggested creating the whole space - building (community center/rec hall) and sports fields - at the same time, rather than building one and then the other, and keeping it all in one location, since it is for Greenfield Township. He reviewed the ideas that had been suggested thus far, and added that he could come up with a drawing to give an idea of the space. He noted the meeting area needed to be kept under a 100 person capacity due to sprinkler requirements.

Discussion went on with participants raising issues such as:

- Outdoor ball fields needing maintenance and only be used for half a year
- Having a multi-use facility which would garner more interest from the community
- Sending a postcard to gauge community interest in a potential facility
- Types of events held in a community building space and the restrictions/permits around alcohol, if considered (i.e. wedding receptions)
- Parking needs/space consideration
- Looking at other similar-sized townships or the county, e.g. other similar facilities and space, and their success with them

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- Forming a task force to meet to gather more detailed information/investigate other governmental entities with similar facilities

Mr. Eversole asked Jeff Williamsen to send him the drawing he had so he could set it up in autoCAD, add some ball fields to it, and have a rough layout/overview to work with. This information could be included on a postcard to be mailed to determine the level of community support for the project. Discussion continued regarding the size of the space needed in total, as well as storm water retention, drainage, sewer/septic needs/location, amount of usage, i.e. how many people would be using the facility in what period of time.

The group went on to discuss the current needs of the township for the Fire and Road Departments, noting that this project was a long term goal, and not something that was going to happen anytime soon; all is in the beginning stages of research, discussion and planning. Financial and budgetary considerations were also discussed.

Fiscal Officer Bichard expressed her agreement with Trustee Sitterley that this needs to be looked at as a long term plan, looking at the big picture, and input from the community needs to be sought and considered. She agreed with the idea of having a task force to gather information and details. They also noted funding from grants and NCA's in the future that could be used, as well as possibly starting a separate park fund. Kent Searle asked about a TIF vs. an NCA to use funds for this project. Trustee Sitterley clarified that NCA's could be used for anything to benefit the township; TIF's stay with the parcel.

Steve Eversole raised the issue of a similar community center/sports complex that Violet Township attempted to build, which was voted down; as well as the existing facility in Groveport, noting the primary funding for that came from warehouses.

Fiscal Officer Bichard explained a potential performance audit conducted by the state auditor's office that would look at the township as a whole, including looking at the financials, how much should be set aside for a rainy day fund, how much should be spent, and where it should be spent. This is not something that is mandated, but a township can choose to do this. She will have more information to present at the next Trustees meeting. Trustee Kosch noted Fiscal Officers in the past had had this done for budgeting purposes.

The group continued discussing the size of the space/outline of the parcel to begin working with a rough draft/sketch for planning purposes, as well as discussing a postcard with a QR code. Trustee Sitterley suggested the website should be typed out underneath the code as well, to assist those who can't access the code.

Discussion continued as to next steps/action items, and when another meeting should be held. Mr. Eversole will produce a drawing to be used; he estimated two to three weeks to have this done. Jeff Williamsen suggested more pages should be added to the township website with information. It was determined a status update would be given at the next Trustees meeting on May 13, and a potential June or July meeting will be planned to discuss creation of postcards to be mailed to township residents.

With no further business to come before the Board, Trustee Kosch made a motion to adjourn; seconded by Trustee Sitterley.

ROLL CALL: Cotner: Yes                      Kosch: Yes                      Sitterley: Yes                      Motion Passed 3-0

The meeting adjourned at 7:28 p.m.