

Minutes
LAFAYETTE TOWNSHIP BOARD OF TRUSTEES
Construction Update & Regular Meeting
Monday, March 18, 2019

Meeting called to order: 2:37 p.m. followed by the Pledge of Allegiance.

Members Present: Trustee Lynda Bowers, Trustee Michael Costello, Trustee Martin Warchola, Doug Elliott and James Magda- Knoch Corporation, Ed McCall & Dale Keeran- McCall Sharp, Assistant Fire Chief Tim Holzman, Michael Savetski & Joshua Wilfong- Fire Department Captains

Mr. McCall & Mr. Keeran toured the new safety services building.

Mr. Magda confirmed the new projected completion date of the new safety services building is May 28, 2019. Mr. Costello questioned whether the date is accurate with the amount of work that still needs to take place. Mr. Magda is confident stating, "That is the critical path. Every day we can't get the roof completed it could push the schedule back further". Mr. Magda confirmed they are consistently getting a four man crew from North East Erectors. Mr. Elliott stated last week North East Erectors supplemented their help with Holland Steel in order to complete the mezzanine. Mr. Elliott and Mr. Magda confirmed that Holland will not be assisting with the metal roof.

Mr. Magda confirmed the schedule reflects fifteen working days (three weeks) for the completion of drywall work and owner Michael Ogle, of CFI. Mr. Magda confirmed he is working with the sub-contractors and scheduling precisely. The flooring contractor has confirmed a week and a half in ceramic tile which was added to the current schedule. Mr. Magda shortened the duration for the flooring inclusive of vinyl flooring, athletic flooring and carpet. An allowance of ten days for flooring which includes three days of preparation work, three days for carpet installation and three days for the vinyl and athletic flooring. Knoch's intention is to have the bathroom drywall completed first so the ceramic tile can be installed.

Mr. Elliot confirmed as for the apparatus bay, they are completing the purlins with the conduit installation following. This will take place prior to finishing the roof. Mr. Magda noted the schedule reflects the inclusive electrical, mechanical and fire protection which is not currently shown separately. Mr. McDonald expressed concern over the amount of conduit that remains to be installed. Mr. Elliot informed Speelman has been installing the cables from the vault to the building, with the north and south ends of the mezzanine all "decked". Both ends of the deck will be poured on Wednesday.

Mr. Magda confirmed the exterior site work will follow the pre-engineered metal building and he will provide an update tomorrow reflecting the layout of the work. Mr. Magda said, "They need to be off site with their lulls so they are not running on and off the pavement and concrete and not have to regrade after them". Mr. Magda anticipates the concrete walks and approaches will be completed toward the end of April. Mr. Magda expects upon completion of the roof, DiPietro will start the completion of their work with the concrete following behind. Mr. McDonald questioned the consistency of the dirt around the site. Mr. Elliot explained the area will need a couple days to dry out with the majority of the area closest to the building already dry enough. The area will be proof rolled with an inspector prior. Mr. McCall feels the area appears to look worse than what it is and is hopeful without a wet spring the ground will recover.

Mr. McCall feels when the drywall begins, Lafayette Township should assume the cost for the heat in the immediate area but not the entire building. Mr. McCall said currently there is no power or gas so it will be dependent on the installation of both as well. Mr. Elliot is confident that upon the installation of the drywall

he can maintain a 55 degree temperature. It was agreed the owner will pay for the tank to be filled with Knoch paying for the usage until such time that Lafayette assumes the cost of the heat.

Mr. Elliot said upon final inspections of electric and plumbing and upon completion of the roof, the drywall can start which he anticipates next week.

Mr. Magda provided pay apps to Mr. McCall.

Discussion over two layers of insulation on the ceiling of the wood frame section of the building took place. Mr. Magda said there would be a \$3,000 price increase if the batt insulations is laid perpendicular. Mr. Keeran is in agreement of blown insulation. Mr. McCall said it is imperative to have a great vapor barrier and completely sealed off. Mr. Elliot gave a brief explanation of the blown insulation. He assured the Board that the insulation does not stay compacted and if stepped on it will bounce back. Mr. McCall said the blown insulation tends to fill in voids better and the access panels are typically built with small "walls" preventing the insulation from falling out everywhere. Mr. Elliot confirmed the vapor barrier will be nailed to the bottom of the trusses with the drywall over. Mr. McDonald suggested locking the access panels preventing anyone access to the "attic" without prior permission. Mr. Magda confirmed there will not be a change order and utilizing the blown insulation and will help in keeping with the schedule.

Mr. Magda requested Speelman confirm the location of the electric meter for the building and has not received a response as of yet. Mr. Keeran believes the location will be at the back of the building. The meter for the sign will be tied in at the street with an additional meter. It was confirmed there will be two meters with separate service. Mr. Lister is expected to run power to the sign in the very near future.

Mr. McDonald, Trustee Costello and Chief Hall met to devise the current keying schedule (which was handed out). A review took place and it was determined doors 114 116, 118, 120, and 122 should be keyed with a privacy lock. Mr. Keeran said the furniture package contains locking cabinets within the bunk rooms. Mr. McDonald will check the furniture manufacturer to ensure the cabinets contain the type of locking mechanism that a lock can be removed at the end of every shift. All restrooms will contain the privacy locks. Door MS (third floor stairs- south mezzanine) was agreed to have a lock. All in attendance approved the revisions. Ms. Buell will forward the revised keying schedule to Midland Hardware and Mr. Magda.

Pay app# 8 includes change orders one through six. Review of the change orders took place. Mr. McDonald stated (change order #11) \$718.08 will be reimbursed through Nexus for regrading around yard catch basin #1 due to grade conditions left after Nexus pipeline installation. Pay app #9 will reflect change orders seven through fourteen pending Mr. McDonald's approval.

Mr. McCall confirmed the process for submitting a change order for a 21 day extension. He will create a change order for the 21 day time extension with the dollar amount reflecting zero.

Mr. McCall said the masonry work looks great.

Regular Trustee meeting called to order: 3:40 p.m. followed by the Pledge of Allegiance

Public Participation:

Mr. Zach Helm, Pavement Technology, a preventative road maintenance company from Westlake, Ohio gave a brief description of what the company offers and showed a short video.

Trustee Bowers explained the Heath Farm, approximately 162 acres, located at Erhart and Smith Roads is in the process of placing a conservation easement on the farm for permanent preservation. They have requested support through a resolution and noted this is the only century farm designated in the township.

RESOLUTION 7-2019 Trustee Bowers moved to approve a resolution whereas the Board of Trustees of Lafayette Township has received a request from Charles and Jill Heath for support of their application to the State of Ohio for purchase of agricultural easement on the property located on Smith and Earhart Roads in Lafayette Township, Ohio. (Please see attached). Trustee Costello seconded the motion. All voting in favor.

Ms. Beth Biggins-Ramer, Medina County Solid Waste District explained the voucher program available to residents in the event they are unable to attend the annual township clean-up day held the first Saturday in May. It would be at a discounted tonnage rate and pro-rated and would need to provide proper identification. The Medina County Solid Waste District accepts household hazardous waste during normal business hours. Ms. Amy Galvin-Lyons reported over the past several years the tons of garbage collected during the Lafayette Township cleanup day has declined which is a positive sign. The following reflects the tonnage collected over the past few years; 2016- 24 tons, 2017 – 15 tons and in 2018 – 12 tons. Trustee Costello will place a call to the Sheriff's Department seeking six inmates for the clean-up day. Ms. Biggins-Ramer will forward Trustee Bowers the electronic format and she will forward to the Lafayette Township residents. The Board agreed if a resident requests a voucher, the Medina County Solid Waste District will bill Lafayette Township as vouchers are collected.

Financial Report:

Police Report:

Lieutenant Marcum reported a total of 402 calls for the month of February. The contract with Lafayette Township has been in effect for approximately six months and Medina City Police Department reports everything is going great. Chief Kinney thanked the fire department for their assistance during the recent storms.

Fire Department Report:

Chief Hall reported a total of 63 runs for the month of February. 13 of the calls were due to storm damage. 1 mutual aid York Township, 1 mutual aid Montville Township, 41- Lafayette, 1- Guilford Township, 1- Medina City, 1-Village of Lodi, 14-Village of Chippewa Lake, 3- Village of Gloria Glens. 283.7 gallons of fuel logged.

Chief Hall questioned whether a requisition for the Kodiak stabilization kit would be approved this evening. Trustee Warchola stated no requisitions were submitted for trustee approval as Ms. Bailey is not in attendance. He will clarify the status of the requisition with Ms. Bailey and report back.

Service Department Report:

Mr. Evans stated the following report is reflective of February and March

- Medina County storm water reports were handed out to the Board for review
- Salting and plowing roads
- Purchased 465 ton of salt from CUE to date @ \$79.82/ton- The township has meet its purchase requirement of 370/ton
- Concerns regarding the curbs and sections of the roads in Hunters Run have been voiced. Mr. Evans will perform a thorough inspection of the development once the weather is cooperative and receive the necessary quotes for repairs
- Two crossover pipes on Carsten Road and one on Ryan Road will be scheduled for replacement this year
- County Engineer will send out the road bids on March 21, 2019 for Gilbert, Lake and Third Streets
- Mr. Evans requested the trustees advertise for stone bids for the 2019 road projects with an opening date set for the April trustee meeting.
- Mr. Evans requested Sarver Paving inspect and advise regarding the roads in the Raintree Development once the weather cooperates

- On February 24th numerous calls were received for fallen trees, down wires, etc. due to the storms
- Received a concern from a Tyndale resident regarding a sink hole in a tree lawn that runs under the sidewalk. The service department placed dirt in the hole as a temporary fix until such time the homeowner reaches out to the developer. Trustee Bowers will send a letter and advise the resident on the proper procedure
- Performed cold patching on some of the roads
- The township received a letter from the Medina County Engineer regarding a severely damaged driveway culvert at 5356 Carsten Road and the county requests immediate replacement. Upon inspection, Mr. Evans said the pipe needs to be a 12 inch in order to have enough coverage over the top of the pipe.
- Ditching will continue this spring
- Ongoing maintenance and preventive maintenance on township equipment has been taking place
- Replaced the front springs on the Western Star #36, right side was broke. The Western Star #37 and the excavator trailer are also in need of spring replacements
- Repaired the brake line and tightened the plow hitch on the 2012 F-550
- 2012 F-550 transmission lines were leaking. Montrose Ford quoted \$1950.00 for the repair
- Installed the plow hitch and wiring on the service truck
- Both police cruisers have passed E-check
- Replaced tires on the skid steer. Tires on the boom mower need replaced prior to mow season with an estimated cost of \$1,000.00
- Keeping the shop cleaned and organized
- Wired back-up service generator to the service department. Last storm was not able to move the large trucks through the garage doors nor fuel the vehicles.
- Mr. Evans requested the Board consider installing a gas tank for the township. Bauman Oil quoted \$350.00 for the tank and pump and \$698.00 for the plastic dyke the tank rests in. The Board held a brief discussion
- Four footers to be installed in Waltz Cemetery once the weather cooperates. The fence at Waltz Cemetery is need of maintenance
- Mr. Evans met with the Medina County Solid Waste District to organize the May 4th annual township cleanup day
- Bike Medina County is requesting the township pick up the signs on scheduled evenings from one of the members' homes. Mr. Evans said the group initially promised to deliver the signs if we agreed to install them. The Board granted permission to pick up the signs during service department hours
- Medina County Engineers Office informed the township can no longer "piggyback" on stripping of the roads. Townships are required to secure/schedule their own stripping

Trustee Bowers made a motion to approve the purchase of a gas fuel tank, pump and dyke for a total of \$1,048.00 as submitted by Mr. Evans. Trustee Warchola seconded the motion. All voting in favor.

Zoning Report:

Ms. Strogin reported a total of 5 new home permits which concludes the end of Ryan Homes. The estimated value for the months of January and February 2019 is \$2,143,586.00.

Trustee Bowers stated there is a Board of Zoning Appeals meeting set for Thursday at 6:30 p.m.. Ms. Strogin followed Mr. Thorne's legal advice and ordered a "Cease and Desist" on the property on Westfield Road. Ms. Strogin will file the "Cease and Desist" order with Medina County on Friday.

Community Resource Report:

No report available

Recreation:

Ms. Buell requested permission to schedule the delivery of the portable toilets for the ball fields for the 2019 baseball season noting Great Lakes Portables, who the township utilized in previous years quoted \$167.00/month for standard and one handicap accessible unit. The Lafayette Youth Baseball League is requesting the toilets from April 15th through July 15th. The Board approved. Mr. Davison, Youth Baseball League, has received notification of the backflow test and will advise accordingly. Assistant Chief Holzman requested the League be reminded to keep the fields and property clean and tidy. And to remind parents, spectators etc to supervise children and they are to remain off township equipment and stone piles.

Economic Development:

Trustee Bowers reported the building off Lake Road is nearing end of construction in the dual jurisdiction. Trustee Bowers reminded everyone of the complaints regarding residents being removed from the CAUV. Resident, Tim Kling took his to the Board of Revision which he lost and remained off the CAUV. Mr. Kling then went to tax court and won. The decision is clear in setting out how CAUV is to be determined and that parcels cannot be broke down into smaller pieces in order to be calculated. Trustee Bowers will inform those township residents who may have been affected by the recent removal. She said CAUV plays a role in maintaining the rural character of our community. Trustee Bowers said prior to the Ryan Farms Subdivision, she did an analysis of the property, for every dollar of taxes the township collected, the property cost about 38 cents in services. Once developed into the subdivision for every dollar of taxes collected it cost \$1.19 in services. Trustee Bowers explained that Ryan Farms has more expansive roadway to take care of because the subdivision has larger lots. Trustee Bowers said CAUV is very economical for the township. The properties with 2 acre lots or 150' to 200' frontage are the most expensive subdivisions.

Old Business:

New Business:

Prosecutors Office sent notification of an upcoming training on the procedures to follow when communicating with their office. Mr. Thorne and Trustee Bowers will attend the one hour training class on Tuesday, April 4th at 10:00am.

Mr. Evans informed he has received the work agreement between Lafayette Township and Ms. Linda Stallard. Mr. Thorne will review and advise.

Mr. Thorne presented the License Agreement which would protect the township from any lawsuits resulting in persons entering onto or into the Safety Services Building during construction. The Board approved the Agreement.

Trustee Warchola stated the township has received a request from the Society of Prevention and Cruelty of Animals seeking a donation. Discussion took place.

Trustee Warchola moved to approve reimbursement of \$2500.00 to the SPCA for the animal control services provided to the township. Trustee Bowers seconded the motion. All voting in favor.

Trustee Bowers anticipates completing three new township logos. Once chosen, it could be used for the "sign topper" on the new electronic sign at the new Safety Services Building.

4:53 p.m. Trustee Bowers made a motion to recess into executive session for the purposes of discussing personnel hiring, firing, discipline and compensation pursuant to Ohio Revised Code 121.22G1.

Roll call vote: Bowers-yes, Warchola- yes, Costello-yes.

5:24 p.m. Trustee Warchola moved to reconvene to the regular trustee meeting.

Roll call vote: Bowers-yes, Costello-yes, Warchola- yes.

Mr. Frank Harmon, Ohio Insurance Agency, asked if the Board had any questions regarding the renewal. Trustee Bowers said after her last conversation with Ms. Bailey everything ok. Mr. Harmon said the renewal rates are fantastic and provided comparative pricing. Mr. Harmon requested clarification on the funding. Trustee Bowers said the appropriations have been budgeted to satisfy the deductible that was received in the last matrix received from Mr. Harmon. Mr. Harmon will forward Ms. Bailey the necessary paperwork and copy the Board on the email. Mr. Harmon stated Edith will follow up with Ms. Bailey regarding the census reconciliation.

Trustee Bowers moved to approve the special meeting minutes of May 4, 2018, special meeting of February 8, 2019 and the special meeting of February 13, 2019. Trustee Warchola seconded the motion. All voting in favor.

Discussion allowing individuals not involved with the construction of the new safety services building, access to the site was held.

Trustee Bowers moved to approve the guest licensee agreement for visitation of the Safety Services Building while under construction and authorize either Trustee Warchola or Trustee Costello as they see fit to sign off on the agreement as might be necessary from time to time. Trustee Costello seconded the motion. All voting in favor.

Trustee Bowers moved to approve the warrants of the township.

Trustee Warchola moved to adjourn, seconded by Trustee Bowers

Meeting adjourned at 5:30 p.m.

Approved: _____

Martin Warchola, Trustee

Lynda Bowers, Trustee

Michael Costello, Trustee

Shirley Bailey, Fiscal Officer

MOTIONS and RESOLUTIONS

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