

**Lafayette Township Board of Trustees and
Lafayette Township Fire District Meeting
April 18, 2022**

Trustee Martin Warchola, called the meeting to order at 7:01pm

Roll call: Fullerton, O'Neil, Warchola here; fiscal officer Ruebensaal is absent

Other township departments in attendance: Alliss Strogin, Zoning Inspector; Fire Chief Winkler; Assistant Fire Chief Holzman; Rick Evans, Service Department; Bill Thorne, Legal Advisor

The Pledge of Allegiance was said. Marty Warchola, Chair asked the board whether they had the opportunity to review & read the meeting minutes from the meeting of 4.04.22? Any comments? Any issues? After the corrections- right? Motion was made by Trustee Fullerton to accept the minutes; seconded by Trustee O'Neil. All in favor? Aye- Minutes have been approved.

On the consent agenda; We have fiscal report, fire district, zoning, police. Any questions?

You don't have the zoning report. We will remove the zoning report from the consent agenda and we will review it.

Alliss/Zoning:

- From the first of the year through the end of March, the retail value for this year is \$13,164,799.00 compared to last years numbers for the total year of \$11,980,954.04.
- From the first of the year through the end of March, the fees collected for this year are \$39,063.61; compared to last years numbers for the total year of \$ 21,036.00
- Most of this is Redwood. Total 115 rental units
- Thumb drive from Lynda Bowers with updated zoning regulations was turned over to Trustee Chris O'Neill. This is a draft for the ZC to review. Paper copies have to be made. After review by the ZC, they will send document to the County Planning Commission for their review & comment on regulations. After their suggestions have been received, the ZC will hold a public hearing for community input. Once that final copy is approved it will be sent to the Board of Trustees for their review. A paper copy should be available for anyone's review in the Town Hall and possibly at the public library. The Board of Trustees will set a public hearing for the new zoning regulations. Once the public hearing of the Trustees adopts it; 30 days after it will become law. At that time, the new book is sent to the County Records Office, the CPC office, The library, our website will update with the new regulations and ALL ZC/BZA members should have a current, new copy of our zoning regulations.
- Don't run away I have some lot splits that need signed after the meeting.
- FYI- the HOA documents from the Country Club have finally been approved by legal, and township representative. And the court documents on the park, has finally been approved.
- Question was asked whether the draft zoning regulations can be put up on the website for people to review. That would be up to the trustees. Must be labeled draft copy for review only.
- Marty: The consent agenda reports that we have; does anyone have any questions? Chris O'Neil made a motion to approve; seconded by Ty Fullerton; all those in favor state Aye; all those opposed same sign. All voted in favor; motion passed.

Public Participation:

- Bill Cosgrove- new owner of Medina Country Club
- Rob Pressran- general manager
- Jason from Lewis Land
- Medina resident for 25 years
- Started Union Home Mortgage in Strongsville 22 years ago; 49th largest lender in America, started in my basement in Strongsville
- Good relationship with Strongsville
- Has thoroughbred horses in Gulf Stream Park in Florida- fun business
- Family passion for golf also, Medina CC had great, great history
- Passed out papers with proposed future layout
- Fairway Landings development; HOA
- Five phases of the development plan
- Three phases have nothing to do with Medina CC; with interest rates going up; supply chain issues, we are in a hurry to go forward with phases 1-3
- All the homes in phases 1,2, & 3 will have a social membership with Medina CC
- As I met w/the members of Medina CC, decided to keep all 27 holes
- The business model in golf, you need really good facilities
- Phases 4 & 5 will return to the township/zoning to build three buildings
- First building will be The Jim Wise Golf Academy, 10,000 sq foot building
- Indoor/outdoor; teaches kids under 18; open to public
- I came from working class parents, things we do will have a community aspect in addition to our members only aspects
- Second thing to do is to tear down current club house; build a new 25,000 sq foot club house, add additional parking, make a more dramatic entrance. This part will be for members only.
- Third part, is to build a restaurant and a 300- person banquet/ wedding facility. This would be open to the public as well. The total renovation will be well over ten-million dollars invested into our community.
- Will take questions:
- Phase 1 (22 units) has been signed off on, phase 2 & 3 have not been submitted to County Planning or Zoning yet. Not putting development on golf course, keeping all 27 holds
- Working on making Medina CC family friendly.
- Do you have a rough time line?
 - Working on documents for phase 2; depending on economy
 - Phase 3 submit later this fall; for building in spring 2023
 - Phase 3 giving the Medina County Parks $\frac{3}{4}$ of an acre for parking lot
 - Improvements to golf course right away
 - Golf Academy finish design, submit to township and hopefully start this fall.
- Alliss: the plan that has been approved shows the houses, not the other two buildings. You will have to submit the changes to the CPC on the plat. You can change it, procedure in place to follow with the township and the CPC. Jason, the infrastructure that is in there- is that for phase 1 & 2 or just for phase 1?
 - Jason: The infrastructure is just for phase 1. We have done rough grading for phase 2. The utilities are being finalized in the next month or so. Underground utilities will happen later this year for phase 2.
- Alliss: did you get the wire from Ohio Edison?

- Jason: The transformers/cable boxes are in place.
- Alliss: is the wire actually through the conduit there? Last I heard, it wasn't.
 - Jason: I can't specifically say, if it's not there, we can't build a house. I will check on that.
- Alliss: the last conversation I had with Ohio Edison was they didn't have the wire available to run through the conduit. I don't know if that has changed.
 - Jason: you will see the revisions to the plan coming back through. We need to talk to ODOT since we are requesting curb cuts in Route 162.
- Chris: Is phase 2 directly south of this? And phase 3 is across the street on the north?
- Jason: where the old tennis court and driving range are is phase 3.
- Discussion about original phase 4 & 5 which were on the golf course, are being eliminated.
- Ty: three phases and then the club house, want to make sure everyone understands it.
- Chris: and the Golf Course Academy is the first priority?
 - Yes, we don't have to disturb the current club house to construct that. All the experts are saying to build that first.
- Alliss: you are going to tear down the existing club house to build the new club house, will that affect your existing golf holes?
 - A little bit, we have room to adjust.
- Dianne Wenslow: I'm glad to see that parts of it will be open to public use.
 - When you add the restaurant, the banquet center, and the Jim Wise Academy which will be open to the public. It will be a development the community will be proud of. The youth in the Academy will have access to the Red Nine holes. The main 18, the championship course, will remain private; the clubhouse will remain private.
 - Built a new maintenance building; invested about a ½ million dollars in tractors and equipment. Much of it is on backorder.
 - Looking for people who want to cut grass too.
 - Sorry to take up so much of your time.
- Marty: Thank you. Anyone else for public comments?
- Krista Wasowski from the Medina County Health Department. Passed out annual report for the Health Department, as well as making sure the trustees have her contact information. The Health Dept. does have a levy on the ballot this upcoming election. The health Dept has been serving Lafayette Township for over 100 years. The Legal name is the Medina County Combined General Health District. We have a combined health department in the county, versus other areas where they have multiple departments in a county. Krista gave updates as to where the health Dept is currently. Discussed items that can be submitted or requested electronically. The way the state provides us with funding has changed. Asking for the .7 to be renewed for 10 years; and for a .15 increase, which would be \$5.24 per a hundred thousand dollars valuation. That \$5.24 is what we need for the changing business environment we are working under. The total amount which is \$14.70 a year, that is the renewal plus the small increase we are asking for. Want to let the public know, why we are asking for the increase. This is not about covid, this is a levy we have had on for years. It is core to our funding. The levy is about a 1/3 of our budget.
- Marty: Thank You
- Dianne: Is it a renewal?
- Krista: explained that if we did a .7 replacement it would bring in more money than we needed over the next 10 years, but if we do a renewal along with the small increase protects our taxpayers. For us to have a local health department, work with local businesses. Etc.
- Marty: Anyone else?

- Justin Peroli: In regards to the consent agenda; those reports used to be read onto the record, understand that this is done to expedite the meetings. Since you are approving them on the record, shouldn't those reports be part of the official minutes once approved?
- Marty: we are in the process of putting them all on the website. Trying to find an organized way to do that, so people can find what they want. We will start back with January 1st. They will be organized by department reports, fiscal will have a couple of different categories. It will be there, in process currently.
- Justin: Thank you.
- Marty: anything else?
- **Fiscal Officer: no report**
- **Service Department:**
 - **Rick-** The signs I got the quote for, were you able to look that over?
 - Ty did you get the resolution for the striping of the road? We are underneath the umbrella for the county, for it to go out to bid.
 - **Ty:** I know that it was brought up, we will need to make a resolution on that. It is for the bidding process only. We should be able to do that at our next meeting.
 - **Rick:** we installed the catch basin on the corner of Smith Rd & Carsten; get the water out of the roadway. We enclosed part of the ditch going south & part of it going east. We did repair a big sinkhole on Carlton Rd. Was about 7 feet deep.
- **Fire Department:**
 - Chief Winkler: Few items to highlight. Wayne County had a line of duty death; also, the next morning the executive director of the Wayne County Fire Regional Fire Training was found dead; and then a Lieutenant from Fredericksburg was first on scene to an accident, he was the first one to see his 16-year-old son was killed. Rough week for Wayne County. Wanted to bring that up to highlight that we had several of our people to step up and staff Town & Country Fire Station for a couple of days. Had quite a few people attended the calling hours, funerals and procession. Speaks to the culture of the Fire Department. Saturday there was a benefit car wash that Seville hosted; people from Lafayette & Westfield stations were there. That fund raiser made about \$6000.00. The members of our fire station association members have voted to donate all the funds from the final Lafayette Township Breakfast to the families of Lt. Weigler and Springer.
 - One ambulance is in the shop today; battery.
 - You should have some sample legislation from the Ohio Fire Marshall regarding proposed fireworks legislation. Need to work towards getting it in place sooner rather than later. We have a couple different proposals and ideas.
 - Marty: We would have to do this through a resolution. Chief, we would need to know what you would propose, and then we would put it in a resolution format. We can do that at our next meeting. Assuming the trustees all agree with it.
 - Ty: I would suggest some options and the thoughts behind it.
 - Chief: we'll put something together. The spare engine that we are talking about getting rid of is currently down at Town & Country, one was damaged in the accident, and another went down last week.
 - Dianne Wenslow: On the open burn rule, where you cannot burn from 6am to 6pm – that is till May?
 - Chief: no till June. That information is on the sign. Other than a contained cooking fire, the ban is in place until June. No burn barrels either; they are illegal. You can never burn trash. You can burn seasoned wood. I know about this because of an issue in Seville. There was a dispute

between neighbors, one of them called the Akron Regional Air Quality, who came out, investigated & threatened to fine the fire department if we allowed it to continue. If we get called, we have to address it.

- Joe Praisler: Is this an edict by the State?
- Chief: Yes, March, April, May, October, November. 6am-6pm. And when it's too windy, no green sticks, must be dry, seasoned wood.
- Chief: There was a question last time about the disposal of the old engine, once we get it returned. Do you know where we are at with that process not?
- Bill: (legal) it must be auctioned if it is over the value of twenty-five hundred, unless you sell it to another government entity. Must follow statutory guidelines; state guidelines.
- Marty: Can you two get together to discuss this? – yes
- **Police Department:**
 - Scott: I would like to second the decision on the fireworks ASAP. We are starting to get questions about it.
 - Over the past couple of weeks, we have attended community events, neighborhood event in Hunters Run & Dover Highlands.
- **Zoning Department**
 - Alliss, I would like to emphasize that getting the zoning book typed into a legal format was a lot of work. Lynda Bowers did that, even though she was not under any obligation to do that. I think that should be noted in the minutes. She did go above and beyond to get that ready.
- **Correspondence:**
 - No Correspondence
- **Executive Session:**
 - **Marty:** I would like to recess for a short executive session, pursuant to ORC 121.22 (G)(3) for pending, threatened litigation.
 - **Roll call vote:**
 - O'Neill- yes
 - Fullerton-yes
 - Warchola-yes
 - Also invited is Legal counsel Bill Thorne
 - 8:05 pm into executive session
 - 8:19 pm returned no decisions were made
 - Marty: I would like to make a motion to allow Truste Fullerton to settle our outstanding financial issue with "Knock?" based on the parameters that he presented and outlined in executive session. Seconded by Chris O'Neil. All those in favor – AYE- all those opposed same sign. Motion was carried, all voted in favor.

Old Business:

- Marty: **Street light petition.** We have the petition back from Bill/legal. Chris will get it to the HOA president of Dover Highlands.
- **HVAC preventative contract:** (on agenda under service dept)
 - Ty: I have a contract for Schar Heating & Cooling. The service director had issues with their furnace down in the shop/truck garage. Asked for a quote for yearly servicing. Ends up being 6 furnaces; 2 in the truck garage; 2 in the shop; 1 in the town hall and 1 in the Admin Building. For a total cost of \$656.00/year. I would like to make a motion to approve this contract. Seconded by Marty Warchola. All those in favor – AYE- all those opposed- same sign. Motion passed; all voting in favor.

- **Public Informational Meeting** to talk about the upcoming project on Main Drive. It will not be a Trustee Meeting. Thank you, Dianne, for helping Sherri get all the mailing out for this. Talk to residents involved, service department, county engineer, county planning and hopefully the park department. That will be held on April 27th at 7:00pm at the Town Hall. Anyone can come, but mainly for the residents affected by the upcoming construction.
- **New Business:**
- **KGC proposals for Microsoft Licenses and Email Protection.** Marty asking the Fire Chief for his comments/thoughts. We need the Microsoft, we use that. As far as the Barracuda for email protection, not sure we need to spend money on that right now. I'd like to see how things go. From my perspective, I'm happy with our service from KGC. They are good to work with. We have a solution for our faxing issue from 6 months ago.
 - : I will ask them to send us a quote without the Barracuda for the email. I will go ahead and sign off on that. I would be remiss if I didn't mention that the prior contract, with the other company did include the licensing fees. The one with KGC did not. I will be, as well as my fellow trustees more diligent in reviewing contracts. This cost is above and beyond that. It will be about \$424.00 a month more.
- **BZA Alternate Applicant: Not sure what that is?**
 - Chris: I didn't ask for this to be put on. Justin- do you know anything about this? He was sent an application a few weeks ago, I haven't heard anything back yet.
 - Justin: He mentioned to me in mid-March, that he had reached out to you about alternate on the BZA. I emailed all 3 of you to find out the status.
 - Chris: I knew that when he came to the meeting, that his preference was to be on the BZA.
 - Justin: He has been at the last couple of Trustee meetings. Definitely showing an interest.
 - Chris: We just have not received the application yet.
 - Justin: I can reach out to him as well.
 - Marty: It would be good to have an alternate on the BZA.
- **Police Levy:**
 - **Marty:** I did contact police chief Kinney; he is okay with a flat amount over the next five years. What he is looking for is a total amount of a \$400,000.00/year which is a little bit more than what the current levy brings in. Current levy expires in November. I would like permission from the board to work with Bill & Laura to get all the paperwork rolling so we can get it on the ballot. This will be for a total of \$400,000.00 not earmarked to Medina City Police for policing services. I have also been in touch with the Sheriff's office to see what they can provide us for this amount. So, we can compare.
 - **Ty:** I thought the levy was \$406,000.00?
 - **Marty:** If we renew it, it would be \$406,000.00. It was a renewal with an increase. I would work with Bill on that.
 - **Chris:** I make a motion to allow Marty to continue to correspond regarding the policy levy.
 - **Ty:** I seconded
 - **Marty:** All those in favor- AYE- all those opposed- same sign. Motion passed; all voting in favor.
- **Signs for Admin Building & Service Dept.**
 - New signs for the Admin. Building and the Service Dept. The one facing 162, the other is on the service building itself. We have a quote from Wolf Creek Graphics. They have done work for us before. For them to do both signs the quote is \$2275.00. I would move to approve this project and get it done. Marty, we did get another quote that was higher. Marty second the motion. All in favor state -AYE- all opposed- same sign. Motion was passed, all voting in favor. Ty will get that going.

- **Marty:** no fiscal officer today, so no warrants to pay.
- Dianne Wenslow: question regarding the microphones so those in the back of the audience can hear. Issue with feedback into the system if microphones used.
- **Marty:** Anything from anyone else?
 - Chief Winkler: forgot to bring it up earlier, discussing the fire safety trainer/ smoke trailer. It is a good 20 years old, it has sat outside, sat at the Fairgrounds. Took it to Premium RV, looking at about \$10,000 cost of repairs, and that was last year. Looking for some direction here. We typically use it one time a year, safety city day. We store it the remainder of the time. Other organizations have expressed interest in it, within and outside the county.
 - Marty: can we donate it?
 - Chief: Willoughby Fire Department has a non-profit they work with. They teach special need kids about fire safety.
 - Marty: What happens if we would want to borrow it for an event?
 - Chief: I think Medina has a similar unit; we could borrow from them. I will dig into that and we can talk at the next meeting.
 - Bill: you can give it to a public entity for any price you want. A non-profit would be different.
 - Chief: Willoughby has been in communication with us, they are very much interested.
- Anything else from anyone else?
 - Alliss: Information on Lyon's Park in Chippewa Lake, the restrictions/easements, etc. Alliss has information from Lynda Bowers on this. Handed info to Marty.
 - Marty I will review.
 - Bill: I believe there is a grant where if you transfer it, money has to be paid back.
- Marty made a motion that we adjourn the meeting. Seconded by Ty. All in favor; AYE All opposed same sign. Motion passed all voting in favor.
- Meeting was adjourned at 8: 38 pm

• Approved:

Martin Warchola, Chair 

Ty Fullerton, Vice Chair 

Chris O'Neil, Trustee 

Laura Rubensaal, Fiscal Officer 