

Minutes
Lafayette Township Board of Trustees and Fire District
Monday, October 7, 2024, 6:31 p.m.

Call to Order

The notice requirements of Section 121.22 of the Ohio Revised Code and the implementing rules adopted by the Board pursuant thereto were complied with for the meeting.

Roll Call: Peroli, Fullerton, and O’Neil all here.

Pledge of Allegiance

Minutes Pending Approval

- September 9, 2024
- September 25, 2024

Motion by Trustee Peroli, seconded by Trustee Fullerton to approve the September 9, 2024 and the September 25, 2024 Minutes. All in Favor. Minutes Approved.

Consent Agenda

- **Fiscal Report**
- **Service Department**
- **Fire District Report**
- **Police Report**
- **Zoning Report**

Trustee Peroli asks about the Fiscal reports. He states that for the Fire District, YTD all interest been credited to the General Fund. He asks why none of it has be allocated to the Bond Fund? FO Ruebensaal explains that is how UAN sets it up. The interest can only go into one account. Trustee Peroli asks if we need to transfer the interest to the Bond Fund. FO Ruebensaal responds, yes. She states that the Trustees would need to make a resolution in order for her to transfer those funds. Trustees and Fiscal Officer Ruebensaal discuss options on how to move the money. Trustee Peroli asks if they are able to open 2 separate accounts: 1 for the Bond and 1 for the General Fund. FO Ruebensaal says yes. Trustee O’Neil suggests we just do 2 separate Star Ohio Funds to earn the interest. A Resolution will be created to take the back interest from that account and start a new Star Ohio accounts. This will be ready for the next meeting.

Motion by Trustee Peroli, seconded by Trustee Fullerton to approve the Consent Agenda. All in Favor. Motion Passes.

Fiscal

Resolutions Accepting Amount & Rates. Will be R18-2024 for the Township and FD14-2024.

Motion by Trustee Peroli, seconded by Trustee O’Neil to approve Resolutions R18-2024 and R14-2024FD Accepting Amounts & Rates from the County Auditor. All in Favor. Resolutions Pass.

Salaries

Trustee O’Neil reporting. He spoke with FO Ruebensaal and on the Fire District side, we need to come up with \$28K on salaries for Chief and Assistant Chief and \$36K for staff. We have \$840K appropriated roughly. Trustee Peroli states that he has slightly different numbers, but that could be from Lt. Sveski’s difference. FO took the Chief and Assistant Chief’s salaries and multiplied it by 6 more pay rolls and then added in the FICA and came to \$26,084, so they rounded it up to \$28K. Trustee Peroli asks if there are funds to do an offset. Trustee O’Neil says yes, but not enough.

Motion by Trustee O’Neil, seconded by Trustee Peroli to supplement the 1000-220-100 Fund for Salaries of the Fire District with \$28K and the 1000-230-190 Fund for \$36K. All in Favor. Motion Passes.

Township side: We are short on the zoning salaries and will need about \$4K more to cover the rest of the year. We will pull \$4K from the secretary/admin assistant position to cover the \$4K more needed in zoning. Trustee Peroli agrees to move money around instead of appropriating more funds.

With the Trustees and Fiscal Officer we are estimating to need another \$8K. Trustee Peroli asks if they can pull money from Road & Bridge. FO Ruebensaal states no. Trustee O’Neil says it has to be moved from within the same account.

Trustee O’Neil suggests supplementing the account \$8K from the General Fund. Trustee Peroli wants to discuss all of this at the beginning of the year, so they don’t run into these situations next year.

Motion by Trustee O’Neil, seconded by Trustee Peroli to supplement \$8K total to the Trustees and Fiscal Officer Salaries. All in Favor. Motion Passes.

Updating Policies

Credit Card Policy:

Trustee Fullerton reporting. He has worked with FO Ruebensaal on updating the policy and there are several sections that are to be stricken from the Policy. Trustee Fullerton then reads which sections he would like stricken and/or updated. He will have them updated and ready for approval at the next meeting.

These are all ideas

Purchasing Policies

Strike: Requisitions

Strike: Vendors and refer to services
Competitive Bidding has changed

Sick Leave

Turn into PTO (Personal Time Off). ½ PTO day is accumulated per month. Used for personal or sick days.

Service

Town Hall Update

Just waiting for counter tops to be installed. Admin Assistant will reach out to renter to let them know about the counter top situation.

Motion by Trustee O’Neil, seconded by Trustee Peroli to keep Town Hall closed until the counter tops are installed or until October 26, 2024. Whichever comes first. All in Favor. Motion Passes.

Trustee O’Neil reporting. All Trustees copied in on letter for OPWC Funds matching Ballash Road for Culvert #31. Our 26% of the total cost will be \$32,500.00. This is a form letter for a Resolution. Trustee O’Neil reads the Resolution.

OPWC Ballash Road Culvert #31: Resolution R19-2024

Roll Call vote:

Peroli: Yes

Fullerton: Yes

O’Neil: Yes

All in Favor. Resolution Passes.

Fire District Report

Chief Cavanaugh reporting. 79 Incidents: 1 Medina City, 1 Seville, 52 Lafayette, 11 Chippewa Lake, 12 Gloria Glens, 1 Lodi, 1 Westfield Township. 49 Day; 30 Night. 72% EMS. Avg. Turn out time 1:56. Avg Year 2:03; Avg on Scene 5:35. Gloria Glens got Mutual Aide 1; Westfield gave Lafayette MA 1; we received Mutual Aide twice.

Community

Our department participated in the 11th annual Tunnel to Towers Foundation Run/Walk on September 8th in Medina. We also had our on duty crews attend the 911 memorial service on the 11th. We assisted with staffing at two Cloverleaf football games on September 6th and September 25th. We hosted the Girl Scout Brownie Troop on September 29th, they earned their fire safety pins and had some interactive training with our department. We taught CPR and first aid to local daycare providers on September 28th. We are still collecting posters for the Fire Safety Poster Contest, Again, Firefighter Tara Powell and Firefighter Sandy Norsic from Medina Fire Department are working together with the Medina City Schools on the State Fire Marshal’s Fire Safety Poster Contest.

Grants

We applied for and received a \$1000.00 donation from the Elks Lodge for Fire Prevention Material in preparation of Fire Prevention Month. We received our equipment from the BWC

Safety Intervention Grant, this equipment will be used for auto-extrication. It includes a cutter, spreader and ram system, it has been installed on Engine 2 and is ready for use.

Department

We fixed the anti-lock braking system on Medic 1, we also repaired a tire on Medic 1. We participated in live fire training in Seville on September 27th. Pump testing for our apparatus will be this month from the 14th through the 16th.

Police Report

Lt. Marcum reporting. Discusses a bullet that hit a golfer at Medina Country Club. Yes, you are allowed to shoot in Lafayette Township. PSA: Please make sure your backstop is large enough, thick enough, and tall enough and you are responsible for that bullet if it leaves your property.

Zoning Report

Zoning Inspector Meinke reporting.

September Zoning Report Numbers:

- Wrote 16 Zoning permits thru September 30, 2024
- Wrote 1 Sign permit.
- Zoning Report Fees: \$4,660.42
- With an estimated value of \$2,022,835.99
- \$1,336.27 more collected in fees over 2023 for the entire year.

ZI Meinke discusses a property with tents on it. There was 1 tent that came down. She drove by and there was a new tent put up. She has not yet talked to the property owner.

Lake Rd. – Stop work order issued on September 18, 2024, for being in violation of construction that does not match the intended use of the permit that was acquired. Certified letter sent to owner. They have 30 days to contact us and comply.

Ongoing situation since June 2024 when this was first reported to the Health Department. Multiple residents reported environmental waste on the property. ZI does not deal with environmental waste. Health Department investigated and has sent multiple letters to homeowner with no response. A Noncompliance conference has been scheduled for 9/26/2024. Failure to appear and it will be turned over to the Prosecutors office. 9/25/2024 owner's fiancé contacted the Health Department, and problem has been taken care of. Health Department went over checked it out and the case is closed.

Multiple visits and documentation. Medina County Building Department has sent an Adjudication Order to the owner via certified mail. The property has been deemed unsafe and unsanitary. They have until November 30 to act, or the home will be razed at their cost.

Hunter Drive- Multiple visits by Zoning Inspector as well as Trustees after receiving numerous complaints on this property. Large dog came out barking. Multiple junk vehicles, trash on the lot does not appear to be environmental. Zoning Inspector contacted this homeowner in person on 9/28/2024. Owner was advised that things needed to happen, or the Township would proceed going forward. Owner became upset and advised Zoning Inspector

to leave and not bother him. Will be considered a nuisance property. Trustee O'Neil states that the Prosecutor suggested that Lafayette go the nuisance property route and a search warrant.

ZI Meinke asks about the property on Lafayette Road where the Health Department closed a case on it in June of 2024. Trustee O'Neil says it keeps getting worse and better. He suggests going the public nuisance route with this property as well. He states that it is more trash. He believes a clean up on that property will be quick. Trustee Peroli states that it will be an issue again in another couple of months. They all agree.

ZI Meinke has another property that they believe is abandoned on Egypt Road.

Linda Collins inquires about the easement on the Roadside Inn property. Trustee O'Neil said he has not heard back from their attorney to be able to review and decide. Trustee O'Neil is not opposed to a sale, but we have to look at the lot specifications. Trustee Peroli asks about selling the .06 acres that was swapped for another .06 acres. Trustee O'Neil said that won't solve the problem of the discharge line. Trustee O'Neil is not opposed to a sale. Trustee Peroli would be for selling the piece but asking about taking bids. Trustee O'Neil states that the Prosecutor's office said that it has to unanimous, but the Township can sell the property to whom they wish without taking bids. Roadside Inn would like an easement for their septic system which is on Township property. Trustee Fullerton is just worried about where the discharge will go. Selling them the whole piece would cut off access to the gazebo. Discussion is tabled until we here from the attorney of the Roadside Inn.

Hunter Drive: Trustee Peroli said he will take lead on contacting the homeowner.

Correspondence

Trustee Peroli received an email after the last meeting about lack of Public Comment at the last meeting.

Unresolved Business

IT Bids

Trustee Fullerton reporting. KGC and Lightspeed both sent in quotes.

KGC \$1,670.31/month for the Township side. KGC \$1,658.31/month for the FD side. Both the Township and the Fire Department would have support from KGC. These prices would be guaranteed for 3 years.

Lightspeed is \$954/month for both the Township and the Fire District combined. Which is lower than what we are currently paying. This pricing would also be for 3 years. His company would take care of phone services and the fiber internet.

Trustee Fullerton asks Trustee Peroli about the savings he calculated on the cell phones.

Trustee Fullerton couldn't find where we would save \$3600 annually. Trustee Peroli explains that those numbers were before the cell phone bill was corrected over at AT&T. He also states that it would go along with using the app from Lightspeed to replace phones/cell phone lines. He states that it is not something that needs to happen immediately. We are not going to save tons of money this way, but we are going to improve efficiencies and bring in more insight with gaining Lightspeed.

Trustee O'Neil asks what our current internet costs per month? Trustee Peroli states that it's just over \$1000 with internet and dark fiber. Trustee Fullerton is in agreement with Josh to leave the phones alone since there has not been any issues with them. Trustee Fullerton states that the FD will save over \$6K with these plans. They would like to start Nov.1.,2024.

Motion by Trustees Fullerton, seconded by Trustee Peroli to accept the bid of \$954 from Lightspeed Internet for phones and internet for both the Township and the Fire District; and to accept KGC bid of \$1658.31/month for Fire District and the bid of \$1670.31/month for the Township. Both would be a 3-year contract; 60-day written out. All in Favor. Motion Passes.

Trustee Fullerton will email all parties to keep everyone informed.

Westfield Bank

Trustee Fullerton reporting. It's been cleared through the Prosecutor's as far as the Depository Agreement. Expiration date August of 2026. All the signers have finished all the paperwork. The accounts are open and ready. Laura would like to leave \$200,000 in checking at Huntington until all of the auto-pays are cleaned up. The Township Checking has \$1,231,000; the Township Savings has \$485,000. Star Ohio are doing well for the Township at almost \$989K that are collecting 5.29%. FO Ruebensaal and Westfield Bank are all ready.

New Business

Brownfield Remediation Grant Program: Brandon Gibson: Economic Development Manager from Medina County Economic Development. Handles Port Authority and Bond Financing Authorities. They have left over money from their Demolition and Brownfield Grants Program and ends on Dec.31, 2024. They have about 60K left. It is used to demo houses that are deemed unlivable.

Trustee Peroli explains how the grants would help the township and homeowners demo houses that have asbestos. The Trustees would need to make a Boiler Plate Resolution to be the Grant Recipient. The Township would pay up front and then get reimbursed with the Federal Grant. Brandon says that is correct. Trustee Peroli states that the big thing is verifying that the properties don't have asbestos. If they do, you will have to have the remediation done first and then the demolition. Trustee O'Neil asks if the Township has to get an asbestos survey done. Brandon responds that they will use the demolition grant if it has asbestos. Who is in charge of hiring contractors? Brandon responds that it would be up to the Township.

Trustee O'Neil defiantly likes the idea. He asks if there is a downside to this for the Township. Brandon says no. Trustee Peroli would like to schedule a special meeting in order to start the process with these homeowners. If anyone has any questions, the County Commissioners did a presentation last month.

Township Insurance

Trustee O'Neil reporting. All Trustees have reviewed invoice and policies from OTARMA. It's about \$3K more this year due to property evaluations.

Motion by Trustee O’Neil, seconded by Trustee Peroli to approve insurance contributions for \$34,563. All in Favor. Motion Passes.

OTA Conference

Trustee Fullerton reporting. Kick off for attendance opens on Nov. 1, 2024. Trustee Fullerton would like the Admin Assistant to look into rooms. Trustee Peroli asks if there is a cost break down from last year. Trustee Fullerton states that they would have to ask Fiscal Officer Ruebensaal. Trustee Peroli states we could use the OTARMA grant to help pay and cover the costs for dues going down. Trustee Peroli does not believe there is a significant benefit to being there in person, since you get all the information online. Trustee Fullerton states that the connections and conversations had with other seasoned Trustees, Fiscal Officers, and leaders of the OTA is very beneficial and priceless.

Service (additional item): Plows from former Trustee Warcola.

Motion by Trustee O’Neil, seconded by Trustee Peroli to use plows supplied by Marty Warcola. All in Favor. Motion Passes.

Insurance for Trunk-or-Treat

Trustee O’Neil reporting. We talked to our provider, Renee, and she highly suggested we get a \$500 insurance policy for the event.

Motion by Trustee Peroli, seconded by Trustee Fullerton to provide \$500 for the Trunk-or-Treat event. All in Favor. Motion Passes.

Special Meeting: Election Day

This would be in addition to the Regular monthly meeting. The Trustees will be in and out of town hall for the day to meet and greet with residents.

Motion by Trustee Peroli, seconded by Trustee Fullerton to hold a Special Meeting at the Town Hall on Election Day; Tuesday, November 5, 2024. All in Favor. Motion Passes.

Sponsorships/Advertisements in the Community Newsletter

Administrative Assistant has done some research about getting sponsorships and advertisers for the Community Newsletters. Business Card size ad would be \$200, ¼ page ad would be \$300, ½ page ad would be \$475. This would pay for the whole newsletter if we can sell all the spaces. Kristen explains how the ads would work with the additional pages needed. Trustee Peroli asks about increase in postage? Kristen didn’t think the postage would increase, but allotted for a couple hundred more dollars incase there is an increase. She is asking for prices to be approved for sponsorship levels incase people start inquiring about purchasing an ad. A resident asks if she will be creating the ads for that price. Trustee Fullerton said the businesses need to have their own digital designs to be sent in for the newsletter. The resident also asks when the ads need to be purchased by. Kristen states that there is a limited number of spaces available, and it will be first come, first serve for the ads.

Sponsors can purchase an ad by coming to the Admin Building on Monday, Wednesday, or Thursday from 8:00-3:00 PM or emailing admin@lafayette township.com.

Motion by Trustee Fullerton, seconded by Trustee Peroli to approve the rates for the Newsletter Sponsorship. All in Favor. Motion Passes.

Public Comment

Trustee O'Neil reads a letter regarding Public Comment. Trustee O'Neil would like to install some rules and guidelines for public comment that he would like to run by the Prosecutor's Office. Trustee O'Neil reads a letter that follows:

"Lafayette Board of Trustees recognizes the value of public participation on Township and Fire District issues, as well as the importance of allowing members of the public to express their concern on matters of community interest. In order to provide members of the public the opportunity to comment during open meetings in Lafayette Township Board of Trustees has implemented the rules of Public Participation outlined below, which apply to all speakers and do not discriminate based on the identity or viewpoint of the speaker. The intent of the rules is to provide a fair and adequate opportunity to be heard, to insure that the regular meeting agenda is completed, to recognize the nature of the Board's time and use it efficiently and effectively, and to establish order and an element of decorum."

Trustee O'Neil wanted to establish a meeting that flowed properly without arguing back and forth during Public Comment. Items that Trustee O'Neil states about Public Comment:

- Speakers should not be speaking from the audience. They need to be recognized and speak from the podium.
- Should never be engaging other members of the public. Comments should be addressed to the Board and the Board only.
- It is not a question and answer session.

Trustee O'Neil states that it had gotten a little crazy during those Public Comment sessions and he didn't believe it reflected well on the Township. He states that there was no effort to try to shut down anyone's freedom of speech. Everyone has the right to speak and you don't need to be in the public meeting to speak, but the Board does have the right to have Public Comment or not and they do have the right to implement rules. Trustees all agree to look over the rules and will discuss rules to be voted on for next month's meeting.

Mark Fredrick. Brings up August 2024 meeting. Says that there is a 27% increase in revenue from new construction. Asks where all the money is going. Says township is growing fast. He asks why we need a full time fire department and who is taking all these raises. He said he is for getting a new ambulance. He is against wasting money and burdening our residents with another levy. He is upset that there was no public comment last meeting and calls the decision stupid.

He asks Lt. Marcum how he can track down where the stray bullet came from.

William Stuart. Has been asking for fire hydrants on Ballash Road for a long time. His home insurance is double because he doesn't have a fire hydrant within 1,000 feet of his home. Says that half the fire hydrants don't work in the township. He asks when the fire hydrants get

checked? He asks why we need full time firefighters if we don't have the supplies for them to use. States he does not have internet on Ballash Road. States that he will not be voting for the levy.

Steve Dimoski. 6755 Lake Road. He reads a letter and states why he will not vote for the Fire Tax Levy. States that they were told over the past year and half, they were told they were not in financial crisis. States that no one has considered doing the best with what funds they already have available. He wants financial responsibility. He wanted the 2 smaller levies on the ballot to be earmarked for specific purposes. Trustee Peroli asks him what he did for a living. He states he was a police officer.

Linda Collins. States her comment are directed towards Chief Cavanaugh. She would like to know if he has implemented anything from the presentation he did several months ago about cutting costs. He responds yes. They have cut night time trainings and any new outside trainings. Eliminated 10-6 shifts. AC Holzman and Chief Cavanaugh cover those shifts. FD is reducing the budget through salaries by about 3K. Chief states that maintenance costs are the biggest expense right now. She asks if the levy fails what is his plan. Chief said we would have to cut positions and staffing. She asks if they would still be able to service the community. He says yes, but with limited staffing.

Mark Albrecht. 5948 Lafayette Road. Lifetime resident. Being in the trucking business, the maintenance on his vehicles has quadrupled in the last couple years. He says he is voting for the levy. He thinks the Township Trustees are doing a great job. Their response time is great. Chief says dry hydrants are great as long as you have a big enough pond. Says everyone is doing a great job.

Brian Lowe. 6836 Egypt Road. Had a house fire and the response time was great. Compliments AC Holzman and Chief Cavanaugh and the crew. Says he is voting for the Fire Levy because we need the money for equipment and training. He is also frustrated with the water and hydrant situation. Lots of discussions about fire hydrants. He ends by saying he is supporting the Fire Levy.

Executive Session (if needed) Pursuant to ORC 121.22(G)(1) for the purpose of hiring/firing/disciplinary actions at 8:38 p.m. Joining the Trustees will be Chief Cavanaugh.

Peroli: Yes

Fullerton: Yes

O'Neil: Yes

9:52 Executive ends. No decisions were made.

Motion by Trustee Peroli, second by Trustee Fullerton to Adjourn the meeting. All in Favor. Motion Passes.

Board Chair declares meeting adjourned: 9:52 p.m.


October 7, 2024 Minutes
Approved:



Laura Rubensaal, Fiscal Officer



Chris O'Neil, Trustee



Ty Fullerton, Trustee



Justin Peroli, Trustee