

Meeting Minutes
Lafayette Township Board of Trustees and Fire District
Lafayette Safety Services Building; 6367 Technology Lane, Medina, OH 44256
Monday, March 3, 2025, 6:30 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, O'Neil, Fullerton Here
Pledge of Allegiance

Electric Sign Update: Admin Assistant, Kristen, has been in contact with Optec and the Brilliant Sign Co. A work order has been put in to have someone come out and take a look at it.

Minutes Pending Approval

- **February 3, 2025**
- **February 19, 2025**

Motion by Trustee Peroli, seconded by Trustee O'Neil to approve the Meeting Minutes for February 3, 2025. Trustee Peroli and O'Neil in Favor. Trustee Fullerton was absent. Motion Passes.

Motion by Trustee Peroli, seconded by Trustee O'Neil to approve the Special Meeting Minutes for February 19, 2025. Trustee Peroli and O'Neil in Favor. Trustee Fullerton was absent. Motion Passes.

Consent Agenda

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

Trustee Peroli asks about the Bond Fund from the Status Report and asks if it is typo. FO Ruebensaal said that is correct and should just show the overflow. She will look over it.

Motion by Trustee Peroli, seconded by Trustee O'Neil to approve the Consent Agenda, excluding the Fiscal Report for the Fire Department. All in Favor. Motion Passes.

Fiscal

Permanent Appropriations

FO Ruebensaal suggests adding Permanent Appropriations for the MVL and Opioid funds equal to what is on the amended certificate ($\$34,064.51 + 10,159.35 = 44,223.86$).

Trustee O'Neil has no problem doing it. Trustee Peroli suggests they leave it unappropriated and just know they have it in reserve if they need it. Trustee O'Neil agrees.

She is still in contact with Employer Outreach with OPERS regarding Sherri & Kristen's retro contributions, but since they have been added, we will need to increase appropriations for them as well in the appropriate line items (14% contribution rate as employer share = 6160 + 3500 = \$9660).

Motion by Trustee O'Neil, seconded by Trustee Peroli to appropriate \$9,660.00 for OPERS for 2025. All in Favor. Motion Passes.

FO Ruebensaal says we need to Supplement and Appropriate from FD General Fund in the amount of \$605,546.71 to fund STAROhio Bond account. Trustees ask what action she needs from the board. Trustee Peroli states how the Board has already appropriated for it from the Bond Fund. FO Ruebensaal has a call into UAN to see if she can do an inter account transfer. They will table until she hears back from UAN.

Trustee Peroli brings up interest from the accounts and makes a motion.

Motion by Trustee Peroli, seconded by Trustee O'Neil to move \$4,424.99 from the FD General Fund to the Star Ohio Bond Fund. All in Favor. Motion Passes.

We need to establish Permanent Appropriations in the amount of \$13,200 for Fund 2191 – MARCS Grant. Money is used for MARCS radios.

Motion by Trustee Peroli, seconded by Trustee O'Neil to appropriate \$13,200 for Fund 2191- MARCS grant. All in Favor. Motion Passes.

Trustee Peroli brings up consideration if moving meetings to the 2nd Monday of the month. It's hard to process reports from months end of the month before for the meeting to be so early in the month. Chief Cavanaugh brings up that Chippewa Lake has their meetings on the 2nd Monday of each month. Trustees will discuss other options at a later date.

Trustee Peroli states that FO Ruebensaal has had some issues with Westfield. She states that the rep we are working with is not responding and it is frustrating. Trustee Fullerton will take lead and give them a call.

Sheriff Dispatch Fees

Trustee Peroli asks what the actual amount is from what we appropriated. Trustee Fullerton states that it is less.

Motion by Trustee O'Neil, seconded by Trustee Peroli to approve the fees from the Medina County Sheriff's Dispatch for \$33,297.00. All in Favor. Motion Passes.

Service

Salt Update

Trustee O'Neil reporting. Salt delivery has been tight in the last 6 weeks. Right now, it is \$58/ton instead of the \$48/ton we paid before. We have about 100 tons of salt in the bin

now. Rick has ordered more salt. Trustee O'Neil states it is a gamble if we don't order more salt now and wait. Trustee Peroli suggests maybe getting less salt now and stocking up later when prices go down. Trustee O'Neil says that prices might not go down. Salt Co. will honor price of \$58/ton until April 30, 2025. Rick suggest 350 tons to cover us through the winter.

Motion by Trustee O'Neil, seconded by Trustee Peroli to approve 350 tons of salt at \$58/ton. All in Favor. Motion Passes.

162 & Ryan Rd. Traffic Controls

Trustee Peroli reporting. ODOT did the traffic study and did their recommendation. Trustee Peroli then reads the report. The initial recommendation was for a round-a-bout. Trustee Peroli talked to Julie P. And ODOT has reviewed a lot of cases. They are now going to put in a 4-way stop and additional signage to let drivers know a 4-way stop is coming. It will be flashing style. Flags indicating that it is a new set up will be there for about a month.

Fire District Report

Chief Cavanaugh reporting. 48 calls in February. 36 Day; 12 night. 73% EMS calls. Avg Turn out time 1:59; YTD 1:58.

Community

Pancake Season: Our pancake breakfast will be April 6th, 13th and 27th this year, Chatham's Pancake Breakfast will be Saturday's and Sundays in March. Valley City Fire Department Pancake Breakfast will be March 9th.

Department

We received \$4,567.90 from the State Fire Marshal's Training Reimbursement Grant. We completed our MARCs radio authentication and updates; this is a mandatory update that is required before June of this year. Medic 1 was serviced at General Maintenance for the rear brakes seizing, Rear calipers and brakes replaced. It is currently getting PM'd at Fallsway. We renewed our Drug License this is on a three-year cycle. We serviced our Genesis Hydraulic Tools. We serviced our Air Compressor. We serviced our extractor washers.

We have begun training nights again, with the focus on basic skills of firefighting and EMS work. Seven of our firefighters are doing well in paramedic School; two will graduate in August and five will graduate in December. Lt Basch completed his Fire Instructor course and Fire Officer I and II. Congratulations to Captain Muha on his full-time appointment with Brunswick Fire Department, he will continue to serve Lafayette as well.

Chief would like the board to approve the resignation of Will Gross. He was hired full-time with the VA and he lives in Parma, his hours have been very limited for the past 6-8 months.

Chief would like the board to approve the hiring of Jestin Grossenbaugh and Rob Haas, both are very experienced firefighters, Jestin is the Chief of Highland Heights and an avid fire instructor, Rob is a former Chief and a Lieutenant full-time with Shaker Heights FD, he holds certifications in technical rescue in multiple disciplines, both of them will be a valuable resource for our department going forward

Chief reminds everyone not to ‘open burn.’

Resident, Linda Collins, asks questions about if the Fire Department will be crossing over both of the bridges. Chief responds that they would go through the back of yards with fire trucks and with an EMS vehicle, they would go over the first bridge and it would depend about the 2nd bridge.

She asks about the Pancake Breakfasts. She asks if the FD gets proceeds from the Pancake Breakfast. Chief states yes. (All proceeds from the breakfasts go to the Lafayette Township Firefighter’s Association, which is a non-profit organization, and not affiliated with Lafayette Township or the Lafayette Township Fire and Rescue District.) The Lafayette Fire Fighters’ Association has paid for a number of different tools and equipment with funds from the Pancake Breakfast. Chief will add up all the invoices up and send them.

Chief states the Association is a huge support of the FD. Most of the revenue goes to staffing and the Association events are vital to support the FD.

Trustee Fullerton asks Chief about night trainings. He said they will be on Wednesday nights. 6-9 PM; 1-2 Wednesdays/month.

Motion by Trustee Fullerton, second by Trustee O’Neil to accept the resignation of Will Gross. All in Favor. Motion Passes.

Motion by Trustee Fullerton, second by Trustee O’Neil to approve the hiring of Jestin Grossenbaugh and Rob Haas. All in Favor. Motion Passes.

Water Line Expansion/Fire Hydrants

Trustee Peroli asks Chief what his professional opinion on the hydrant situation is. Chief states that more hydrants will reduce the number on their ISO rating on water availability. They discuss spacing and feet between hydrants needed. Chief states that the houses on Deerview are place back off the road a bit as well. Chief states that they rely on tanker shuttles for Deerview.

Trustee Peroli asks what kind of frequency you would need for each hydrant. Chief states he would take any number of hydrants there.

He states that it is about \$8200/hydrant. Chief is still confused as to why they didn’t put in hydrants on Deerview.

MSCS has no plans to update or start a water main project on Deerview.

Ballash Road Hydrants: There are 1847 parcels on Ballash. Right now, the county has no plans to expand. The property owners may submit a petition. The bill would be assessed to the property owner’s taxes. Roughly it would be \$225/linear foot. A homeowner is looking at roughly \$40,000. 51% of property owners would have to approve it. It would be roughly 16,000 feet. This project would run \$3.8M- \$4M. Options: Trustee Peroli says it can be done as a tax levy.

Mr. Stuart asks if all the parts are accessed to the property owner. Trustee Peroli says the county can expand their water lines whenever they want, but they have no plans as of right now for Ballash Road. Trustee Peroli said we can try to push the county for that. If the

residents petition to have it done, then, yes it would be assessed to the property owners, usually based on their frontage of the property owners.

Mr. Stuart thought you were only charged the tap in fee. Trustee Peroli states that it is only if the county decides to put the water lines in.

Mr. Stuart asks how the county decides where the water lines go. Trustee Peroli responds that he will have to ask them.

Melanie King asks if they can outsource the project to another company. Trustee Peroli will ask. Trustee O'Neil still states that it is still the county's water line.

Mr. Stuart asks or what they should do moving forward. Trustee Peroli says he will work with him and other residents facilitate paperwork.

Mr. Stuart asks if the township would help pay for it with a levy tax. Trustee Peroli states that they 'could' put in a tax levy on the ballot, but what are the odds that the whole township will pay for Ballash Road to get water lines? Mr. Stuart would like it to benefit the whole township and says it will balance out. Trustee will run some numbers and see about a big project. There will be many challenges, but he will look into it.

Police Report

Lt. Marcum nothing to report.

Zoning Report

Trustee Peroli reporting.

Zoning Resolution Affirmation

Karen Schoonover, Zoning Secretary, has went through the last code that was filed with the Co. Recorder. Trustee Peroli would like to Motion to accept the Zoning Code. Trustee Fullerton would like to go over a couple of items.

Section 308. Chippewa Lake Overlay. Do we pull it out since the Medina Co. Park owns it. Trustee Peroli states we can't pull it out now because there is a process, but it is mute.

Section 806. Footer Skirts. It's written fine, but are all Builders going to be treated the same? Trustee Peroli states that the only person who interprets the code is the Zoning Inspector. He says that that it can be cut out completely. Do we add PUD or remove it? Trustee O'Neil states it doesn't seem fair to charge some people for inspections and not others. Trustee Peroli doesn't believe it should be charged to everyone. Trustee Fullerton says it doesn't single out PUD's in the previous resolution. Trustee Peroli says we can clarify it or remove it or revise it.

Motion by Trustee Peroli, seconded by Trustee O'Neil to approve the Zoning Code. All in Favor. Motion Passes.

Zoning Fees

Trustee Peroli reporting. Fees have been updated. Residential vs. Commercial variances. Trustees discussed increase and decreases in various line items.

**Motion by Trustee Peroli, seconded by Trustee O’Neil to approve
RESOLUTION 8-2025: AMENDING AND ENACTING THE ZONING
CERTIFICATE FEES AND SERVICES SCHEDULE PURSUANT TO SECTION 807
OF THE LAFAYETTE TOWNSHIP ZONING RESOLUTION TO BE EFFECTIVE
April 1, 2025.**

Roll Call Vote:

Peroli: Yes

O’Neil: Yes

Fullerton: Yes

All in Favor. Resolution Passes.

Hunter Drive

Trustee Peroli reporting. Owner has been given notice. Salvage cleaner will need to be involved. This will be a forced clean up. We will need to foot the bill to clean up. Just waiting for the notification timeline to be able to start the project.

Chief states that the FD has sent a 2nd notice. Resident is told to contact the Police Department if issues arrives.

Technology Park – Potential Development

New Owner will be presenting at the Zoning Meeting on Tuesday, March 11 at 6:30 pm.

Public Comment

Karen Schoonover. Zoning Secretary. The water in the township. She states that you have to realize once that once those huge lots have water and sewage, it risks stopping the rural aspect of the township and will be prime areas to purchase and develop.

Barb. Ryan Rd and 162 where does the Township end? Trustee Peroli states that there is a sign about 3 houses down. Trustee Peroli will look into the new houses going in.

Melanie King. Is this going to be the same zoning meeting as discussed before. Yes.

Tim Kucynski. Volunteer with the Medina Co. 4-H Train Club. Thanks Trustees and Lafayette for letting them use the town hall. He talks about the meeting schedule that has changed. He said people are going to drop out of the club because of the time changes. He wants to know why the township has changed the reservations. Trustees discuss options and let non-profit organizations have 1 day, with no time restrictions, per month for their monthly meetings at the town hall at no cost.

**Motion by Trustee Peroli, seconded by Trustee O’Neil to allow Non-Profit
Organizations to rent the town hall at no fee for 1-day per month with no time
restrictions. All in Favor. Motion Passes.**

Unresolved Business

Employee Handbook

Trustee Peroli wanted to revisit the handbook and see what changed need to be made. Trustee O'Neil said he would take lead on it. Next meeting they can discuss Vacation vs. Sick Leave, and they can go through parts of it a little bit at a time. Trustee Peroli brings up Article 8. Section 1. and would like to add a paragraph. He reads the paragraph stating that employees will need to fill out Form Fire. Trustee O'Neil mentioned that they have done Form Fire in the past.

Motion by Trustee Peroli, seconded by Trustee O'Neil to Amend the Employee Handbook and add the additional paragraph in Article 8, Section 1 about requiring Form Fire. All in Favor. Motion Passes.

Bicentennial Picnic

Trustee Fullerton asks Kristen, the Admin Assistant, to give an update on the celebration. Kristen has been in talks with Gridirne Cookery to do a pig roast for the event and they have the date of July 19, 2025, open. Trustees discuss options and thoughts on the food event. Food trucks were brought up as an option, but trucks require a minimum of \$1600 in sales.

Motion by Trustee O'Neil, seconded by Trustee Peroli to move the Bicentennial Picnic to July 19, 2025, and to reserve Gridiron Cookery for \$200. All in Favor. Motion Passes.

Newsletter ad space is still available. See Kristen for details.

Joe Praisler asks about the Clean Up Days. Kristen states that, yes, the township will be offering the program again. April 1 – July 31, 2025.

New Business

Town Hall Damages

Trustee Fullerton. Do we want to charge them for the damages? Trustees agree yes. There was a hole in the wall at the townhall. The total charge was \$50. If the charge exceeds their rental deposit amount, from now on, it will need to be seen by the board of the service liaison. Kristen will contact the renter and make them aware.

Public Record Request Policy

Trustee Fullerton reporting. He has talked with FO Ruebensaal. There was a request put in back in January. Laura fulfilled the PRR and then they never picked it up. Trustee Fullerton asks if they start to collect before. What are options. Trustee O'Neil doesn't think its feasible to collect first. If the requester requests a thumb drive, that can be an option. Trustees table discussion for a solution with people doing PRRs and never picking them up.

Mailbox Policy

Trustee Fullerton is not sure³ that he likes a case by case that they voted on. Trustee Fullerton asks if they should raise the policy to \$80/mailbox. Trustee Peroli states that in that case there was verification. If they don't have verification, they should refer to the policy currently in place.

.gov Migration/CivicPlus Update

Trustee Peroli sent a new mockup of CivicPlus. He would like the other Trustees to look at it and see if they had any feedback. Once we like the layout and design, we can start having them enter in our information. The only thing updated was the increase in size of the logo.

Town Hall Rental Deposit Refund Policy

Kristen had sent a form to the Trustees and FO with a review of the town hall after each event.

New UAN Computers

Laura was issued new computers. The old ones, which are fairly new, were donated to the township.

Motion by Trustee O'Neil, seconded by Trustee Peroli to issue the old computers to Rick and Kristen. All in Favor. Motion Passes.

Executive Session (if needed) Pursuant to ORC 121.22(G)(1)


Pay the warrants of the Township

Motion to Adjourn: Trustee Peroli 2nd: Trustee O'Neil.


All in Favor. Motion Passes. Meeting Adjourned.

Board Chair declares meeting adjourned: 8:23 p.m.

March 3, 2025 Minutes
Approved:



Laura Ruebensaal, Fiscal Officer



Ty Fullerton, Trustee



Justin Peroli, Trustee



Chris O'Neil, Trustee