

RICHFIELD VILLAGE COUNCIL REGULAR MEETING MINUTES

**TUESDAY, AUGUST 21, 2018
6:30 p.m.**

ROLL CALL: Domanick, Healey, Hudak, Lanford, Lyons and Wheeler. ABSENT: Kahoe.

OTHERS PRESENT: Mayor Beshara, Police Chief Morgan, Fire Chief McLean, Service Director Papp, Parks and Recreation Director Jocke, Planning & Zoning Director Frantz, Finance Director Turk and Law Director Hanna.

APPROVAL OF MINUTES:

MOTION: TO APPROVE THE MINUTES OF THE AUGUST 7, 2018 REGULAR MEETING.

Moved by Hudak, seconded by Domanick. Upon roll call, motion passed unanimously.

COMMUNICATIONS AND PETITIONS: The Inn at Apple Ridge invited Council to its VIP ribbon cutting ceremony on Sept. 19.

MAYOR'S REPORT:

Beshara said the ribbon cutting ceremony for Kinross Lakes Parkway South is scheduled for Sept. 12 at 2 p.m.

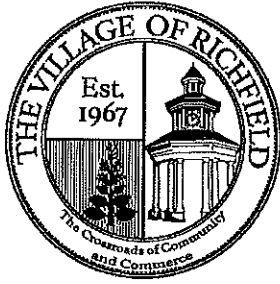
The American Heart Association is presenting a CPR/AED class at Town Hall on Aug. 29 from 6 to 9 p.m.

Beshara noted the passing of Jeff Sommerville, who was a member of the Richfield Historical Society and served on the equalization board. He also owned Sommerville Antiques. Beshara offered condolences to his wife, Sue, and his family and friends.

The mayor introduced RJRD chairman Bob Becker for an update on the district's progress. It has seven trustees and four part-time employees. He added that 132 volunteers have contributed 1,900 hours to the district, which also receives help from Girl, Boy and Cub Scouts.

The district has focused on infrastructure regarding the dam, as well as improved security with the addition of cameras. Becker said the district has renovated roofs, gutters, shelters and latrines.

The park also has new entrance and wayfaring signs. With respect to capital expenditures, RJRD has refinanced its bonds, which could save in the neighborhood of \$1.1 million.



Among other activities, the park is the setting for classes offered by Timbernook and the Midwest Native Skills Institute. Becker noted that the park had been used in the Korean-language musical film “Hal King.”

Healey asked about the use of “Crowell Hilaka” in the park’s name. Becker said that the Friends of Crowell Hilaka use that name for marketing and newsletter purposes, to appeal to their members, but that “Crowell Hilaka” is not a part of the official name, which is “Richfield Heritage Preserve.”

The mayor stated that she would ask for an executive session at the end of the meeting to discuss land acquisition for public purposes, compensation of a public official and economic development.

DEPARTMENT HEAD REPORTS:

Chief Morgan – Police

Report:

Detective Sergeant Mike Swanson, Sergeant Nick Kostandaras and Detective Amy Ellis (retired) were recognized by the Bath Police Department for their assistance with solving a 2016 aggravated robbery and felonious assault case. The assailants were armed with knives and an airsoft gun that were used to threaten and pistol whip the victims.

While investigating a separate incident that occurred in Richfield, Detectives Swanson and Ellis and Sergeant Kostandaras were able to obtain a confession from one of the involved parties in the Bath crime.

Subsequently, all defendants have since pled guilty to Aggravated Robbery and/or Felonious Assault charges. At the time of the offense, two of the participants were juveniles and were prosecuted through the Summit County Juvenile Court. The other, an adult, is currently incarcerated in Ohio.

The Ohio Department of Corrections completed the annual jail inspection. Congratulations to Sergeant Paul Fister and the jail staff on another near-perfect inspection.

Annual firearms qualifications will commence in September.



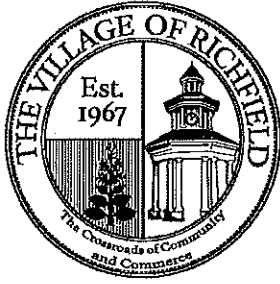
Chief McLean – Fire

The chief said his department has been working on security changes at the Revere schools. Overcrowding due to construction will be a challenge, he said.

Responding to comments about how loud the siren is, McLean said it meets the national standard. He also explained the Code 10 mutual aid agreement at Domanick's request.

Report:

- We have applied for a Fire Prevention grant through FM Global and Craing and Langer Associates. This would allow us to purchase prevention and educational props to use in the schools and the community.
- We have loaned our old Rescue Squad to Bath Fire indefinitely. Bath is down one Squad and per our Code 10 agreement among several Fire Departments, we can share resources if needed.
- Richfield Fire played a big role in delivering Fire Training at the Ohio Firefighters Conference on August 10 and 11. This was a Statewide convention held in Painesville.
- The open house, the Explorers breakfast and fireworks all went well last weekend.
- We have conducted inspections at Richfield Elementary. They have installed a new entrance facility security door system. We also toured Revere High School with Bath Fire to review the construction and the evacuation concerns and parking. Lt. Purkey and I attended a Safety Meeting with the school administration on August 16. We also have changed our response and will be responding to the High School and Middle School on any fire alarm type call during this construction phase.
- I reported about conducting Drivers Training. I have attached some materials on how important this type of training is and why it is mandatory for all members to attend.
- We had a Safety Committee meeting on Aug. 14. I want to thank the chair, Pat Healey, for coordinating the meeting. I think it was very productive.



Director Jocek - Parks and Recreation

Report:

- Fall Fest is scheduled for Sept. 8. It will feature a Crosby, Stills, Nash & Young tribute band.
- Pumpkin carving is scheduled for Oct. 13 at 1 p.m. at Eastwoods.
- The Haunted Rec Center will take place Oct. 25-27.
- Christmas Tree Lighting is set for Nov. 23.

Director Papp – Service

The Humphrey Road culvert project is 95 percent complete.

Report:

The following is a summary of activities for the Service Department:

- 1) Highways
 - a. Ongoing brush pick-up (Mondays & Tuesdays)
 - b. Preparation and excavation for burials
 - c. Community Day preparations
 - d. Asphalt repairs in Richfield Woods
 - e. Mowing of easements
 - f. Five drive apron replacements
- 2) Grounds
 - a. On-going mowing, trimming and weeding of properties
 - b. Tree trimming
 - c. Veterans Memorial clean-up
 - d. Sand replacement at volleyball court at Richfield Woods Park
 - e. Preparations for Community Day



3) Utilities

- a. Humphrey Road pump station electric repairs
- b. Pump station No. 5 valve work
- c. Hillcrest Pump general maintenance
- d. Humphrey Road Culvert and Fairview Expansion inspection
- e. First round of Hepatitis B shots received
- f. Finalizing Brecksville Road culvert and Ashton Court

4) Vehicles & Properties

- a. Ongoing fleet maintenance
- b. LED lighting conversion in service bays complete
- c. New outfitting of Fire and Service trucks
- d. Traffic signal maintenance
- e. EMS vehicle maintenance to return to service
- f. New mini excavator break in
- g. Preparations for Community Day

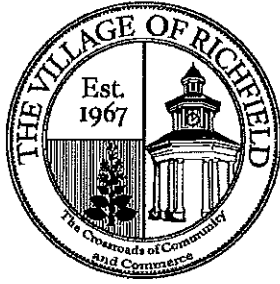
5) Service Administration & Engineering

- a. Residential & commercial site plan reviews
- b. Humphrey Road Culvert construction management
- c. Fairview Cemetery Expansion construction management
- d. Cleveland Water agreement negotiations
- e. Village Hall Ballfield project review
- f. New Maintenance Technician interviews
- g. Copier lease negotiations

Director Frantz – Planning & Zoning

Report:

- 1) We are continuing to meet with representatives from the Cleveland Water Department (CWD) to finalize the terms and conditions related to the water tower project and the extension of water lines to the center of town. One of the final items needed to execute the land swap between the Village and the private property owner is the survey and subsequent legal descriptions of the properties involved in the project. These final documents were provided by CWD this week and forwarded to the survey department at the GPD Group for final confirmation and approval. The Village should be in a position to complete the property transaction very soon. We will provide Council with more details regarding the water-line extension project as they become available.



- 2) The Mayor and I met with the owners of the Richfield Family Restaurant regarding numerous outstanding property maintenance violations. The owners have indicated they are meeting with a new commercial broker to determine if the building should be repaired or demolished. We have a follow-up meeting scheduled for August 21 to find out which direction the owners intend to take. It has been made very clear by the administration that the decaying building conditions must be addressed before the end of this construction season. Otherwise, the matter will be referred to the Court as prescribed by the Codified Ordinances.
- 3) We continue to meet with two separate companies interested in locating their business to the south side of Wheatley Road. One is a small restaurant/retail user, and the other is a medium-sized technology company desiring to locate their corporate offices to the Village. As these projects move forward, we will need to meet with Council to discuss their project needs.
- 4) A preconstruction meeting was held to discuss the new road planned to service the Everett Pointe subdivision. As Council is aware, Everett Pointe is a 24-unit subdivision planned on approximately 12 acres of land near the intersection of Everett and Brecksville roads. The developer (KNL Homes) intends to begin work on the road immediately and hopes to have lots available before the end of 2018. The home builder of record for this development is now Pulte Homes. We will keep Council apprised as this development proceeds.
- 5) At their meeting on August 14, the Planning Commission took the following actions:
 - a. Tabled a final site plan request to construct an approximate 5,500 square foot building on the property located at 3667 Brecksville Road. Additionally, the proposal includes construction of an addition to the building located at 3659 Brecksville Road;
 - b. Tabled a request to approve the replat of Phase II of the Forestridge Subdivision by consolidating approximately eight acres of unplatted land from 4349 Broadview Road into three existing platted sublots (4265, 4229, 4195 Emerald Blvd.);
 - c. Approved a request to install a new 3' x 11' (33 SF) wall sign on the building located at 3921 Wheatley Road;
 - d. Tabled the discussion regarding amendment of the Zoning Code to make car wash businesses a conditionally permitted use in the C-2 General Business Zoning District. Planning Commission is requesting Council provide an additional 90 days to study this matter. Pursuant to Section 1109.07 of the Code, additional time can be given to provide a report back to Village Council. Therefore, the Commission is respectfully



- requesting an additional 90 days to study Resolution 64-2018; and
- e. Participated in a presubmission conference regarding construction of a 2,300 square foot commercial building on the property located at 3991 Broadview Road. The applicant, Wood 'N' Us, provided the Commission with a presentation of their proposed building. The discussion centered around the building architecture and the applicant's time frame for construction. We will keep Council apprised as this project continues forward through the planning process.

At their meeting held on August 15, the Board of Zoning Appeals took the following actions:

- a. Approved a request to permit off-street parking within the required side yard setback for the property located at 3857 Brecksville Road (Sensible Products); and
- b. Approved a request to permit a 10 feet side yard setback instead of the required 24 feet for the property located at 3635 Southern Road.

Recommendations/Considerations: Motion to provide Planning Commission an additional 90 days to study Resolution 64-2018.

MOTION: TO EXTEND THE REFERRAL OF RESOLUTION 64-2018 TO THE PLANNING AND ZONING COMMISSION UNTIL JAN. 15, 2019.

Moved by Hudak, seconded by Wheeler. Upon roll call, motion passed unanimously.

Director Turk – Finance

Report:

Second Quarter Sewer Bills

The second quarter sewer bills were mailed out on July 27. The sewer bills are due Friday, August 24.

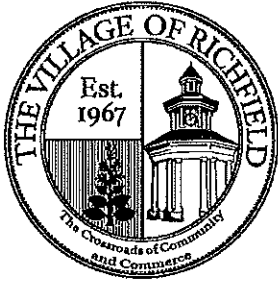
Bond Counsel Cost & Wire Transfer

The legal services of Squire Patton Boggs in connection with the authorization, sale and issuance of the Notes, and related agreements for the purpose of acquiring 3974 Wheatley Road is \$9,500. Bill Hanna negotiated a discounted fee of about one-third off their regular hourly rate.

The \$25,000 wire transfer for the earnest money was completed on August 16, 2018.

Delinquent Sewer Assessments and Grass Cutting Bills

September is drawing near, and that is the time we send delinquent sewer balances to the County to be assessed on their property taxes. To avoid this assessment, accounts need to be brought up



4410 W. Streetsboro Rd. • Richfield, OH 44286-0387

Office: 330.659.9201 • www.richfieldvillageohio.org

to date before August 30. After this date, staff will gather the delinquent account information and forward it onto the County by mid-September. Last year, approximately 6% of the total accounts were delinquent and sent to the County. We are also working with Zoning to put unpaid grass cutting bills onto the property taxes.

Law Director Hanna

Hanna said he would participate in a telephone status conference regarding the Yellow Creek watershed litigation. The village does not want residents to be charged twice for stormwater management.

COMMITTEE REPORTS

Hudak asked the mayor about flu shots. She replied that they would be offered in October for those without insurance at a cost of \$40.

Domanick said the Tree and Landscape Commission and Park Board would both meet on Sept. 10 at 6 and 7:30 p.m., respectively. He said Jocek is compiling the results of the Community Day survey about a community center.

Hudak said he would like to call a Public Works Committee meeting to discuss water meters and how far north and south the water line can be extended in conjunction with the Broadview Road sewer improvements. Healey said the updates from GPD at the Aug. 16 work session could be incorporated into this discussion.

CAUCUS

COMMENTS FROM FLOOR ON AGENDA ITEMS ONLY: None.

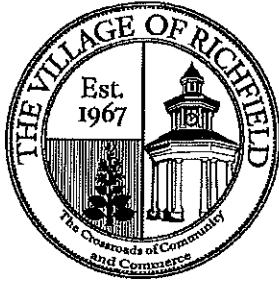
ORDINANCES AND RESOLUTIONS

First Reading:

ORDINANCE 68-2018

Offered by All of Council

AN ORDINANCE AMENDING/SUPPLEMENTING THE CODIFIED ORDINANCES OF THE VILLAGE OF RICHFIELD TO PROHIBIT THE SALE OF CIGARETTES, OTHER TOBACCO PRODUCTS, AND TOBACCO PRODUCT PARAPHERNALIA TO INDIVIDUALS UNDER THE AGE OF 21; AUTHORIZING A CONTRACT WITH THE SUMMIT COUNTY COMBINED GENERAL HEALTH DISTRICT TO IMPLEMENT THESE PROVISIONS THROUGH REGULATIONS; AND DECLARING AN EMERGENCY



4410 W. Streetsboro Rd. • Richfield, OH 44286-0387

Office: 330.659.9201 • www.richfieldvillageohio.org

Third Readings:

RESOLUTION 64-2018 (ref to PZC until 1-5-2019) Offered by All of Council

A RESOLUTION AMENDING SECTIONS 1103.03, 1149.03, AND 1173.13 OF THE VILLAGE OF RICHFIELD'S PLANNING AND ZONING CODE TO MAKE CAR WASHES A CONDITIONALLY PERMITTED USE IN THE C-2 GENERAL BUSINESS ZONING DISTRICT

MOTION: TO TABLE RESOLUTION 64-2018 TO THE INACTIVE AGENDA.
Moved by Lanford, seconded by Wheeler. Upon roll call, motion passed unanimously.

ORDINANCE 44-2018

Offered by Mr. Kahoe

AN ORDINANCE AMENDING SECTION 131.01 OF THE ADMINISTRATIVE CODE PROVIDING FOR THE COMPENSATION OF THE MAYOR FOR THE TERM COMMENCING JANUARY 1, 2020

UNFINISHED BUSINESS: None.

NEW BUSINESS: None.

COMMENTS FROM THE FLOOR

Roger Swan of Humphrey Road asked if the sewer line would be extended to Briarwood. The mayor said that is the village's intention. Frantz said the sewer project plans are currently being updated.

Swan also asked about the Knopp House. Lyons said that project has "dropped off the radar."

WORK SESSION: None.

MOTION: TO GO INTO EXECUTIVE SESSION TO DISCUSS THE ACQUISITION OF PROPERTY FOR A PUBLIC PURPOSE, COMPENSATION OF A PUBLIC OFFICIAL AND ECONOMIC DEVELOPMENT.

Moved by Hudak, seconded by Domanick. Upon roll call, motion passed unanimously.

Executive session began at 7:18 p.m. Lyons adjourned the meeting at 7:52 p.m.

Respectfully Submitted:

Jeff Gorman
Clerk of Council

Mike Lyons
Council President

Handwritten scribbles or marks at the bottom of the page.