



3038 Boston Mills Road, Brecksville, Ohio 44141

## **RICHFIELD TOWNSHIP BOARD OF TRUSTEES**

### **Regular Meeting July 2, 2020**

The Board of Trustees met for a Regular Meeting. The meeting was called to order at 6:36 p.m. This meeting was held remotely via the Teams meeting software to prevent the spread of COVID-19.

#### **Roll Call:**

Jeff Shupe, Trustee Chairperson  
Robert Luther, Trustee Vice Chairperson  
Janet Jankura, Trustee

#### **Also in Attendance:**

Mike Wheeler, Mayor, Richfield Village  
Mike Fister, Assistant Chief, Village of Richfield Police Department  
Phil McLean, Chief, Richfield Fire Department  
Mindy Remec, Township Administrator  
Laurie Pinney, Zoning Inspector and Fiscal Officer  
Irv Sugerman, Attorney, Brouse McDowell  
Ray Hartsough, Summit County Assistant Prosecuting Attorney  
23 additional residents/attendees

#### **Approval of Minutes:**

**June 4, 2020 Regular Meeting**  
**June 26, 2020 Special Meeting**

Dispensing with the reading of the minutes, Mr. Shupe requested comments from Trustees Luther and Jankura, who had no corrections or changes.

**MOTION by:** Mr. Luther and seconded by Ms. Jankura to approve the June 4, 2020, Minutes as presented.

**FURTHER DISCUSSION: NONE**

**MOTION PASSED: Luther (yea), Jankura, (yea), Shupe (yea)**

**MOTION by:** Mr. Luther and seconded by Ms. Jankura to approve the June 26, 2020, Meeting Minutes as presented.

**FURTHER DISCUSSION: NONE**

**MOTION PASSED: Luther (yea), Jankura, (yea), Shupe (yea)**

#### **Department Head Reports:**

##### **Police:**

Assistant Police Chief Fister provided a written report and gave numbers on calls for service. He provided an update on the department's use of force policy and training, equipment purchases, and traffic complaints in the township.

##### **Fire:**

Chief Phil McLean submitted a written report and provided numbers for calls for service. He informed trustees that medics had assisted with a birth while in transport. The department has also

made updates to the inspections report procedures and are proposing long driveway markers. Chief McLean reported that hours spent on the COVID-19 incident action plan are being documented and urged residents to keep taking safety precautions by wearing masks and observing social distancing.

**Zoning:**

Ms. Pinney submitted a written report and updated trustees on permits issued and upcoming meeting dates.

**Fiscal:**

Ms. Pinney reported the audit had been finalized and there were no findings. The township was able to save \$5,580 by qualifying for an AUP audit. She asked trustees if they would like to hold an exit conference on the audit or would like to waive the conference. Trustees concurred to waive the conference. Ms. Jankura congratulated Ms. Pinney on the clean audit.

Ms. Pinney requested two motions related to Resolution 05-2020 Coronavirus Aid, Relief, and Economic Security Act and Resolution 06-2020 COVID-19 Local Government Payroll Support Grant Program, which were approved at the June 26, 2020, special meeting.

**MOTION by:** Mr. Shupe and seconded by Mr. Luther to approve the establishment of Funds 14A HB 481 CARES Funding and 14B Summit County COVID-19 PSGP Fund

**FURTHER DISCUSSION:**

**MOTION PASSED: Shupe (yea), Luther (yea), Jankura (yea)**

**MOTION by:** Mr. Shupe and seconded by Mr. Luther to approve appropriations to Fund 14A in the amount of \$82,615.31 and Fund 14B in the amount of \$71,584.08 and re-allocate \$10,000 from general fund miscellaneous to general fund personnel per the 07-02-20 Richfield Township 2020 permanent appropriations and notify the Summit County Budget Commission of the changes to permanent appropriations

**FURTHER DISCUSSION:** Ms. Jankura requested additional information on reallocating funds to personnel. Ms. Pinney explained that there had been recent increases such as the medical insurance costs.

**MOTION PASSED: Luther (yea), Jankura (yea), Shupe (yea)**

**Parks and Recreation:**

Mr. Luther said Rising Valley Park is in good shape.

**Roads:**

Mr. Luther reported work is in progress on Oviatt Road.

Ms. Jankura requested a section of Wheatley Road be looked at for repair.

**Administration:**

Ms. Remec informed trustees the ODOT salt bid was awarded to Compass Minerals America at \$55.91 per ton. The township's vision insurance plan is renewing effective with no rate change and the current rates are guaranteed through 2024.

Simple Recycling informed the township they are no longer able to pay the rebate that they had been offering for pickup of the township's textile recycling. Simple Recycling has been paying the township one penny per pound and has asked to be released from the obligation starting in March 2020.

**MOTION by:** Mr. Shupe and seconded by Mr. Luther to approve releasing Simple Recycling's obligation to pay monthly per pound payment for recycling starting March 2020

**FURTHER DISCUSSION:**

**MOTION PASSED: Shupe (yea), Luther (yea), Jankura (yea)**

Ms. Remec requested approval of an invoice for legal services from Brouse McDowell.

**MOTION by:** Mr. Shupe and seconded by Mr. Luther to approve payment of \$2,998 to Brouse McDowell from the general fund

**FURTHER DISCUSSION: NONE**

**MOTION PASSED: Shupe (yea), Luther (yea), Jankura (yea)**

Ms. Remec requested a motion to increase the purchase order for the township's wellness program with Akron General Lifestyles and approve payment of the invoice.

**MOTION by:** Ms. Jankura and seconded by Mr. Luther to increase Purchase Order 00002 for Akron General Lifestyles by \$528.50 from the general fund and approve payment of \$5,880.00

**FURTHER DISCUSSION: NONE**

**MOTION PASSED: Jankura (yea), Shupe (yea), Luther (yea)**

**Old Business:** None

**New Business:**

#### **JEDD Development Update**

Mr. Shupe asked Mr. John Slagter, attorney representing JJJ Properties and property owner Mr. John Allega, to open the discussion on the Joint Economic Development District (JEDD) development. Mr. Slagter said that there is a developer interested in the property but there is competition with another property with a municipality that has the ability to offer a tax abatement. Richfield Township cannot offer a tax abatement but can offer Tax Increment Financing (TIF). Mr. Slagter introduced attorney Ms. Jennifer Roth who provided information on the basic concept of a TIF.

Mr. Shupe asked questions about the previous developer interested in the property, the involvement the Village of Richfield may have in the TIF because of the JEDD agreement, and how the TIF may be tied to a specific developer.

Mr. Slagter commented that the Village would not be involved in the TIF agreement. Mr. Hartsough said the TIF could be tied to a specific developer and advised not taking immediate action on an agreement. Mr. Allega commented on the problems with the previous development deal and benefits of the current development proposal and asked for a commitment from trustees.

Ms. Jankura said it sounds encouraging and would be willing to move forward with discussions and asked about process and timing, which Ms. Roth provided. Ms. Jankura asked for input from Ms. Pinney and Ms. Remec.

Ms. Pinney asked if a TIF agreement could include guaranteed benchmarks for income tax to receive the TIF similar to the agreement Amazon has with the city of Akron. Ms. Roth said there are no statutory limitations on adding additional requirements to the TIF.

Trustees concurred to support continued discussion. Mr. Slagter said they would be able to more specific information on the benefit to the township.

#### **Presentation and Discussion of Proposed Annexation and Briarwood Development**

Mr. Brian Frantz gave detailed PowerPoint presentation on recent years' history of the Briarwood development proposal and sanitary sewer system and the motivations behind, and reasonings for, some of the choices made. Also in attendance were Richfield Village Mayor Mike Wheeler and Village Council President Mike Lyons.

Comments and questions from trustees included concerns about the type of annexation, road access to the proposed development and increased traffic on township roads, the impact on existing township residents, and disruption caused by years of construction.

Mr. Shupe asked about buffering. Mr. Frantz agreed that buffering should be included as the plan is developed. Mr. Frantz said that upgrading existing townships roads could be in future discussions with the developer and damage incurred to township roads during construction should be the responsibility of the developer to repair.

Mr. Luther said he is in favor of the land bridge road so traffic on township roads is reduced. He also spoke about safety concerns with access to State Route 303. Mr. Shupe agreed with Mr. Luther.

Ms. Jankura raised concerns about impact of the annexation on existing residents and township finances. She also raised concerns about taxation of the future residents of the new development.

Township legal counsel Mr. Irv Sugerman recommended continued discussion between the township and the village to hopefully resolve township concerns, which could happen as part of a more formal agreement regardless of the type of annexation. Village legal counsel Mr. Todd Hunt concurred with Mr. Sugerman to continue discussions and the ability to enter into an agreement.

Mayor Wheeler agreed to further discussions.

Residents from Whitethorn Circle spoke about concerns to traffic in their neighborhood.

**Announcements:**

The township chipping program will be the weeks of July 6, 2020 and the week of October 5, 2020.

**Township Corner Article:**

Mr. Luther will write the article for August.

**Agenda Requests and Items for Follow-Up:** None

**Adjournment:**

**MOTION by:** Mr. Luther and seconded by Ms. Jankura to adjourn the meeting at 8:54 p.m.

**FURTHER DISCUSSION: NONE**

**MOTION PASSED: Luther (yea), Jankura (yea), Shupe (yea)**

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Trustee

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Secretary