



9546 Brandywine Road, Northfield Center, OH 44067
Phone: (330) 467-7646 Fax: (330) 650-0815 www.northfieldcenter.com

FISCAL OFFICER
Andy LaGuardia

TRUSTEES
Russell F. Mazzola, Chair
Paul G. Buescher, Vice-Chair
Richard H. Reville

ADMINISTRATOR
Steve Wright

NOTICE & AGENDA
NORTHFIELD CENTER TOWNSHIP
BOARD OF TRUSTEES SPITZER CONSENT DECREE PUBLIC HEARING
July 1, 2019-6:00 pm
(Draft as of June 27, 2019)

Please silence all electronic devices.

A Sign-in Sheet is available at the beginning of the meeting and will be attached to the official Meeting Minutes.

The public was notified of this meeting by Facebook, Cable 9, an e-mail Sunshine Law notice to the Meeting Notification List, information placed on the Township’s website calendar, and the park sign.

There is a limit of 2 minutes per person to comment. No decisions will be made at this Hearing. Nonetheless, a decision may be made at the Regular Trustee Meeting immediately following.

The purpose of this Hearing is to afford the public the opportunity to express their opinions pertaining to the proposed Consent Decree with Spitzer A-Team L.P. **Please note: Copies of the full text of the Consent Decree have been available at the Town Hall since June 12, 2019.**

A. THE CHAIR CALLS THE PUBLIC HEARING TO ORDER AT ____ P.M.

ROLL CALL: Richard H. Reville, ____; Paul G. Buescher, ____; Russell F. Mazzola, ____.

B. THE PLEDGE OF ALLEGIANCE:

C. DISCUSSION/PUBLIC COMMENTS

D. TRUSTEE _____ MOVES FOR ADJOURNMENT.

Trustee _____ seconds the motion.

_____ moves; _____ seconds.

Discussion: _____

ROLL CALL: Richard H. Reville, ___; Paul G. Buescher, ___; Russell F. Mazzola, ___.

The Public Hearing ends at _____ p.m.



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NOTICE & AGENDA
NORTHFIELD CENTER TOWNSHIP
BOARD OF TRUSTEES ZONING TEXT AMENDMENTS PUBLIC HEARING
July 1, 2019-6:30 pm
(Draft as of June 27, 2019)

Please silence all electronic devices.

A Sign-in Sheet is available at the beginning of the meeting and will be attached to the official Meeting Minutes.

The public was notified of this meeting by Facebook, Cable 9, an e-mail Sunshine Law notice to the Meeting Notification List, information placed on the Township’s website calendar, and the park sign.

There is a limit of 2 minutes per person to comment. No decisions will be made at this Hearing. Nonetheless, a decision may be made at the Regular Trustee Meeting immediately following.

The purpose of this Hearing is to afford the Public the opportunity to express their opinions pertaining to the Zoning Commission’s recommendations to the Trustees regarding proposed text amendments to the following chapters of the Northfield Center Township Zoning Resolution:

- 1) Entire text of Chapter 420, “Sign Regulations”; 2) Chapter 430 (“Landscaping and Screening”), Section 430.04; 3) Chapter 640 (“Appeals and Variances”), Section 640.03; 4) Chapter 660 (“Amendments”), Section 660.03; and, 5) the addition of new definitions, pertaining to items in Chapters 420 and 430 (above), within Chapter 130 (“Definitions”)

A. THE CHAIR CALLS THE PUBLIC HEARING TO ORDER AT ____ P.M.

ROLL CALL: Richard H. Reville, ____; Paul G. Buescher, ____; Russell F. Mazzola, ____.

B. DISCUSSION/PUBLIC COMMENTS

D. TRUSTEE _____ MOVES FOR ADJOURNMENT.

Trustee _____ seconds the motion.

_____ moves; _____ seconds.

Discussion: _____

ROLL CALL: Richard H. Reville, ___; Paul G. Buescher, ___; Russell F. Mazzola, ___.

The Public Hearing ends at _____ p.m.



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Steve Wright

NOTICE & AGENDA
NORTHFIELD CENTER TOWNSHIP
BOARD OF TRUSTEES REGULAR MEETING
July 1, 2019-7:00 p.m.
(Draft as of June 27, 2019)

Please silence all electronic devices.

A Sign-in Sheet is available at the beginning of the meeting and will be attached to the official Meeting Minutes.

The public was notified of this meeting by Facebook, Twitter, Cable 9, an e-mail Sunshine Law notice to the Meeting Notification List, information placed on the Township’s website, and the park sign.

A. THE CHAIR CALLS THE MEETING TO ORDER AT _____ P.M.

Roll Call: Richard H. Reville _____; Paul G. Buescher _____; Russell F. Mazzola _____.

B. THE PLEDGE OF ALLEGIANCE (Completed during initial Public Hearing)

C. GUEST SPEAKER-None

D. DEPARTMENT HEAD REPORTS

- 1. Sheriff
- 2. Fire
- 3. Service
- 4. County
- 5. Administrator

E. COMMITTEE REPORTS

- 1. Communications

- 2. Parks and Recreation
- 3. Safety Services
- 4. Stormwater Management

F. PUBLIC COMMENTS-LIMITED TO 5 MINUTES PER PERSON

G. MOTIONS/RESOLUTIONS

1) Consent Agenda

All matters under the Consent Agenda are considered by the Board of Trustees to be routine and will be enacted by one motion. Any Trustee may remove an item from the Consent Agenda by request. No second is required for removal of an item. Items removed for separate discussion will be considered after the motion to approve the Consent Agenda.

Organizational Items:

- a) The Chair requests a Motion to approve and/or dispense with the reading of the minutes of the **Trustee Work Session** of June 11, 2019.
- b) The Chair requests a Motion to approve and/or dispense with the reading of the minutes of the **Regular Trustees Meeting** of June 11, 2019.
- c) The Chair requests a Motion to approve and/or dispense with the reading of the minutes of the **Trustee Work Session** of June 20, 2019.
- d) The Chair requests a Motion to authorize the Fiscal Officer to draw June 2019 vouchers, in the amount of _____, to meet current expenditures.
- e) The Chair requests a Motion to acknowledge receipt of the Bank Reconciliations for the month of June 2019, received July ____, 2019, as presented by the Fiscal Officer.

The Chair requests a Motion to approve all items on the consent agenda.

_____ moves; _____ seconds.

Roll Call: Richard H. Reville ____; Paul G. Buescher ____; Russell F. Mazzola _____.

- 2) The Chair requests **Resolution No. 19/07-01**____ to: Designate the area immediately adjacent to the northeast corner of the driveway of 7471 Meadow Brooke Way, in the Rolling Brooke Development, as a Special Handicapped Pick-Up and Drop-Off Parking Zone and approve the purchase and installation of a parking sign for the same. **The full text of the resolution, along with a GIS representation of the applicable area, has been posted to the Township’s website and shall be provided at this meeting.**

_____ moves; _____ seconds.

Discussion: _____

Roll Call: Richard H. Reville ____; Paul G. Buescher ____; Russell F. Mazzola _____.

- 3) The Chair requests **Resolution No. 19/07-01** to: Approve and enter into the Consent Decree with Spitzer A-Team L.P., with the Consent Decree becoming effective immediately upon approval by the Summit County Court of Common Pleas. **The full text of the Consent Decree has been available for viewing, at the Town Hall, since June 12, 2019. Copies shall be provided at the public hearing immediately preceding this meeting.**

_____ moves; _____ seconds.

Discussion: _____

Roll Call: Richard H. Reville ____; Paul G. Buescher ____; Russell F. Mazzola ____

- 4) The Chair requests **Resolution No. 19/07-01** to: Approve the recommendations of the Zoning Commission regarding text amendments to the following chapters of the Northfield Center Township Zoning Resolution: 1) the entire text of Chapter 420, "Sign Regulations"; 2) Chapter 430 ("Landscaping and Screening"), Section 430.04; 3) Chapter 640 ("Appeals and Variances"), Section 640.03; 4) Chapter 660 ("Amendments"), Section 660.03; and, 5) the addition of new definitions, pertaining to items in Chapters 420 and 430 (above), within Chapter 130 ("Definitions"). **The full text of the recommended amendments has been posted to the Township's website and shall be provided at the public hearing immediately preceding this meeting.**

_____ moves; _____ seconds.

Discussion: _____

Roll Call: Richard H. Reville ____; Paul G. Buescher ____; Russell F. Mazzola ____

- 5) The Chair requests **Resolution No. 19/07-01** to: Approve the purchase of parcel number 40-01457, which is a vacant lot situated between 198 and 216 East Aurora Road, totaling 1.36 acres, through the Summit County Land Bank's Side Lot and Vacant Land Transfer Program, for a final purchase price of \$2,200.

_____ moves; _____ seconds.

Discussion: _____

Roll Call: Richard H. Reville ____; Paul G. Buescher ____; Russell F. Mazzola ____

- 6) The Chair requests **Resolution No. 19/07-01** to: Approve a Resolution of Necessity to levy additional taxes, pursuant to ORC 5705.19(B) and ORC 5705.19(ZZ), for the purpose of purchasing the parcel and facility at 9447 Olde Eight Road, the structure on which will be used as the Township's Town Hall/central operating facility. **The full text**

of this resolution has been posted to the Township's website and shall be provided at this meeting.

_____ moves; _____ seconds.

Discussion: _____

Roll Call: Richard H. Reville ____; Paul G. Buescher ____; Russell F. Mazzola ____

- 7) The Chair requests **Resolution No. 19/07-01** to: Authorize execution of an agreement between Northfield Center Township and the City of Macedonia to construct a right-in, right-out access drive, off of State Route 8 South, for the purpose of enhancing access to and exit from the Crossings/Golden Link Shopping Center. **The full text of the proposed agreement, which was revised subsequent to the June 11th Regular Meeting, has been posted to the Township's website and shall be provided at this meeting.**

_____ moves; _____ seconds.

Discussion: _____

Roll Call: Richard H. Reville ____; Paul G. Buescher ____; Russell F. Mazzola ____

H. FISCAL OFFICER'S REPORTS AND COMMENTS

I. TRUSTEES' REPORTS AND COMMENTS

- 1. The Chair requests **Resolution No. 19/07-01** to: Conduct an Executive Session to _____.

_____ moves; _____ seconds.

Discussion: _____

Attendees for Executive Session: 1) _____; 2) _____;
3) _____; 4) _____; 5) _____;
6) _____; 7) _____; 8) _____.

Roll Call: Richard H. Reville ____; Paul G. Buescher ____; Russell F. Mazzola ____.

The Executive Session begins at _____ p.m.

The meeting resumes at _____ p.m.

J. TRUSTEE _____ MOVES FOR ADJOURMENT.

_____ moves; _____ seconds.

Discussion: _____

Roll Call: Richard H. Reville ____; Paul G. Buescher ____; Russell F. Mazzola _____.

The meeting adjourned at _____ p.m.



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Richard H. Reville

ADMINISTRATOR
Steve Wright

NORTHFIELD CENTER TOWNSHIP

Resolution 19/07-01__

A RESOLUTION TO DESIGNATE A SPECIAL HANDICAPPED DROP-OFF AND PICK-UP PARKING AREA FOR 7471 MEADOW BROOKE WAY (ROLLING BROOKE DEVELOPMENT) AND APPROVE PURCHASE AND INSTALLATION OF A PARKING SIGN FOR THE SAME

WHEREAS, the Board of Trustees of Northfield Center Township believes that safe and equitable access to services and programs for individuals with disabilities is a fundamental right;

WHEREAS, Andrew Jones, a resident of 7471 Meadow Brooke Way, is an individual with developmental and physical disabilities (MECP2 Duplication Syndrome**);

WHEREAS, the lack of dedicated handicapped pick-up and drop-off parking creates difficulty for the bus driver who transports Andrew to his programming at Nordonia High School; and

WHEREAS, the concerns regarding pick-up and drop-off of Andrew can be alleviated through the designation of a dedicated handicapped pick-up and drop-off parking zone immediately in front of the residence at 7471 Meadow Brooke Way.

NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees of Northfield Center Township, Ohio, designates the area immediately adjacent to the northeast corner of the driveway for 7471 Meadow Brooke Way as a special handicapped pick-up and drop-off parking area and, concomitantly, approves the purchase and installation of a relevant limited parking sign, in order to enhance the ease and safety of the transportation of Andrew Jones.

Russell F. Mazzola

Russell Mazzola, Chair

Paul G. Buescher

Paul Buescher, Vice Chair

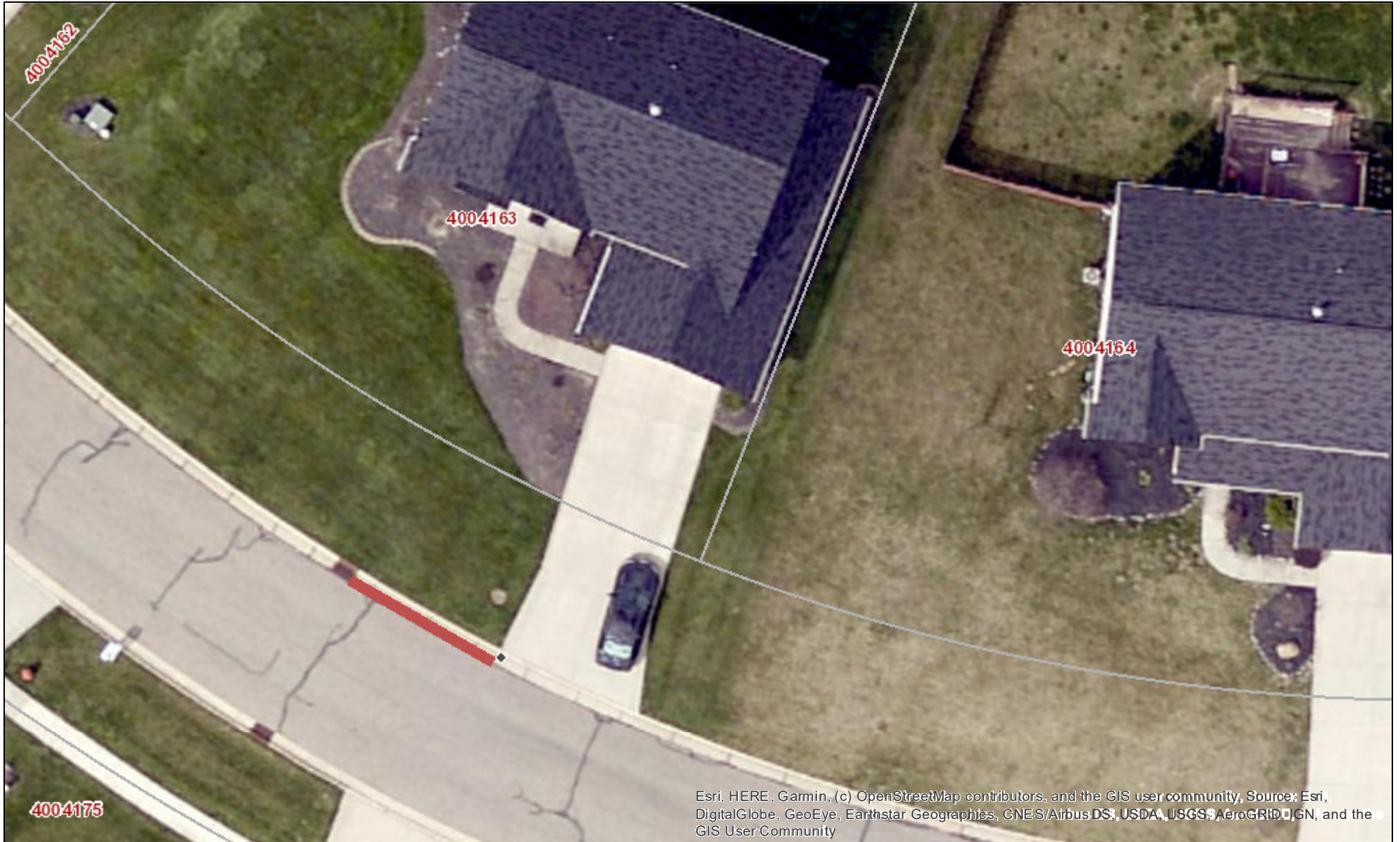
Richard H. Reville

Rich Reville, Trustee

Attest:

Andy LaGuardia, Fiscal Officer

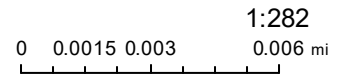
**MECP2 duplication syndrome is a condition that occurs almost exclusively in males and is characterized by moderate to severe intellectual disability. Most people with this condition also have weak muscle tone in infancy, feeding difficulties, poor or absent speech, or muscle stiffness (rigidity).



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

6/25/2019, 4:44:05 PM

- Summit County Municipal Outlines
- Parcels



Disclaimer:
The data displayed in this map are provided as a public service for informational purposes only. The County of Summit and its GIS staff, within reason have made every effort to assure the accuracy of the map and the data provided. However, we make no guarantee regarding the correctness, accuracy or completeness of the data. No information on this site is intended to serve as professional (e.g., legal, medical, surveying, engineering, etc.) advice. Such information should be sought from a professional licensed to practice such profession in the State of Ohio. Moreover, the County of Summit and its GIS staff do not assume responsibility arising from the misuse or misinterpretations of the data. Users of the map accept all risk.



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NORTHFIELD CENTER TOWNSHIP

Resolution 19/07-01__

A RESOLUTION OF NECESSITY TO LEVY ADDITIONAL TAXES, PURSUANT TO ORC 5705.19(B) and ORC 5705.19(ZZ), FOR THE PURPOSE OF PURCHASING 9447 OLDE EIGHT ROAD, A STRUCTURE THAT WILL BE USED AS THE TOWNSHIP’S TOWN HALL/CENTRAL OPERATING FACILITY

WHEREAS, Northfield Center Township’s existing Town Hall has considerable structural, systems, operational, safety, health, and aesthetic issues, which make its renovation not cost-effective (particularly, given the anticipated lifespan of the facility);

WHEREAS, accordingly, the Township seeks to purchase an updated, code compliant, secure, and operationally functional facility that will act as the operational center of/town hall for Northfield Center;

WHEREAS, Township officials and leadership have determined, after much public deliberation, that the facility and property at 9447 Olde Eight Road (known as the “Old Bank Building”), parcel #40-00463, is the most geographically, fiscally, and operationally suitable venue for the Town Hall;

WHEREAS, the Township Board of Trustees declares it necessary to submit to the electors of Northfield Center Township, on November 5, 2019, the question of levying an additional tax outside of the 10-mill limitation, pursuant to the tax levy authorization granted by ORC 5705.19(B) and ORC 5705.19(ZZ), to pay the debt service on the loan for the purchase of the Old Bank Building facility;

WHEREAS, the tax will be levied upon the entire territory of Northfield Center Township, located in Summit County only, and, accordingly, the ballot measure will be submitted to the entire territory of Northfield Center Township;

WHEREAS, the tax revenue will be utilized for the purpose of purchase of the to-be-further-improved structure at 9447 Olde Eight Road, in Northfield Center, to be used as the Township’s Town Hall/central operational facility, and will be levied for a maximum period of 30 years (i.e. the life of the loan); and,

WHEREAS, this levy would commence in the 2019 tax year, with the first collection in 2020.

Now, therefore, be it resolved that the Board of Trustees of Northfield Center Township declare the fiscal necessity of levying a tax outside of the current 10-mill limitation to pay the debt service on the purchase of 9447 Olde Eight Road (facility and parcel) and request that the County Fiscal Officer certify the current tax valuation of the Township, the relevant millage, and the amount of revenue that would be generated by a \$1.4 million bond issue.

Russell F. Mazzola

Russell Mazzola, Chair

Paul G. Buescher

Paul Buescher, Vice Chair

Richard H. Reville

Rich Reville, Trustee

Attest:

Andy LaGuardia, Fiscal Officer

**JOINT SPECIAL ASSESSMENT AGREEMENT BY AND BETWEEN
THE CITY OF MACEDONIA AND NORTHFIELD CENTER TOWNSHIP**

This Joint Special Assessment Agreement (“Agreement”) is entered into on this ____ day of _____, 2019, by and between the City of Macedonia, Ohio (“Macedonia” or “City”) and Northfield Center Township, Ohio (“Northfield Center”), (collectively, the “Parties”).

RECITALS

WHEREAS, a joint economic development district was previously created between the Parties on or about July 13, 1995, for their mutual benefit and the benefit of their residents, and is known as the Northfield Center Township-Macedonia Joint Economic Development District (“JEDD”), for which certain cooperative powers are granted by the Ohio Revised Code; and

WHEREAS, the JEDD has received petitions from owners of real property located within the JEDD requesting that a public improvement be undertaken to construct a right-in, right-out access drive off of State Route 8 South; and

WHEREAS, the Parties desire to accomplish construction of said dedicated access drive off of State Route 8 South, which would provide a “right-in right-out” access into and out of the Crossings/Golden Link Shopping Center which is included within the JEDD (“Project”), and agree that a special assessment for construction of the Project, and any related and required competitive bidding, is to be accomplished by the City with the Township’s cooperation. A more detailed depiction of the Project is attached as Exhibit “A”; and

WHEREAS, to accomplish the foregoing, Macedonia and the Northfield Center, authorized as may be necessary by their respective legislative authorities, enter into this Agreement, having determined it is in the best interest, health and safety of the residents of Macedonia and Northfield Center to cooperate in an assessment for the Project in order to construct the necessary access drive for the JEDD; and

NOW, THEREFORE, it is mutually agreed between the City and Northfield Center as

follows:

I. PURPOSE. The Parties agree to cooperate to the fullest extent permitted by law in order to complete the Project, including administering the special assessment process set forth in the Ohio Revised Code, any required bidding, and overseeing the construction of the project, all of which is to be managed and/or administered by the City with Northfield Center's cooperation where required.

II. FUNDING FOR SPECIAL ASSESSMENT PROJECT. The estimated total cost for the Project is approximately \$509,000.00, and funding for the Project shall be followed pursuant to the assessment procedure set forth in Ohio Revised Code Chapter 727. The Parties recognize that collection of the special assessment ultimately shall be deposited with an account held by the City, and the funds shall be exclusively utilized for purposes of the Project. The Parties shall cooperate with the Summit County Fiscal Office to accomplish the same. The City shall thereafter be responsible for maintenance of the access drive subsequent to its construction.

III. NOTICES. All required notices, shall be sent by regular mail, postage prepaid, to the following addresses; or to such other address as either party may designate for such purpose:

To the City of Macedonia:

Mayor Nicholas Molnar
9691 Valley View Road
Macedonia, Ohio 44056

To Northfield Center Township:

Northfield Center Township Trustees
9546 Brandywine Road
Northfield Center, Ohio 44067

Both the City of Macedonia Director of Law and the attorney for Northfield Center must be simultaneously copied on all notices given under this Agreement.

IV. MODIFICATIONS. By the mutual consent of Macedonia and Northfield Center, this Agreement may be modified whenever such modifications are deemed necessary. Any such

modifications to the Agreement shall be by written amendment signed by both Parties.

V. **ENTIRE AGREEMENT.** This document constitutes the full and complete expression of the Agreement between Macedonia and Northfield Center and supersedes any prior or contemporaneous oral or written agreements regarding the subject matter of this Agreement. This Agreement is not intended to modify or supersede any contract for dispatch services between Macedonia and Northfield Center.

This Agreement does not intend to and shall not be construed to create any third-party beneficiaries.

VI. **ELECTRONIC SIGNATURE/AUTHORITY.** Each party agrees that the other party may conduct transactions under this Agreement by electronic means. The Parties agree that all documents requiring Macedonia or Northfield Center signatures may be executed by electronic means and that the electronic signatures affixed by Macedonia or Northfield Center to said documents shall have the same legal effect as if the signature was manually affixed to a paper version of the document. The Parties agree to be bound by the provisions of Chapters 304 and 1306 of the Ohio Revised Code as they pertain to electronic transactions, and other applicable laws. Each party acknowledges that the undersigned are authorized to execute this Agreement.

- Remainder of page intentionally left blank -

IN WITNESS WHEREOF, the parties hereto have signed this Agreement the day and year first above written.

CITY OF MACEDONIA:

NORTHFIELD CENTER TOWNSHIP:

NICHOLAS MOLNAR, Mayor

RUSSELL F. MAZZOLA, Trustee/Chair

PAUL G. BUESCHER, Trustee/Vice-Chair

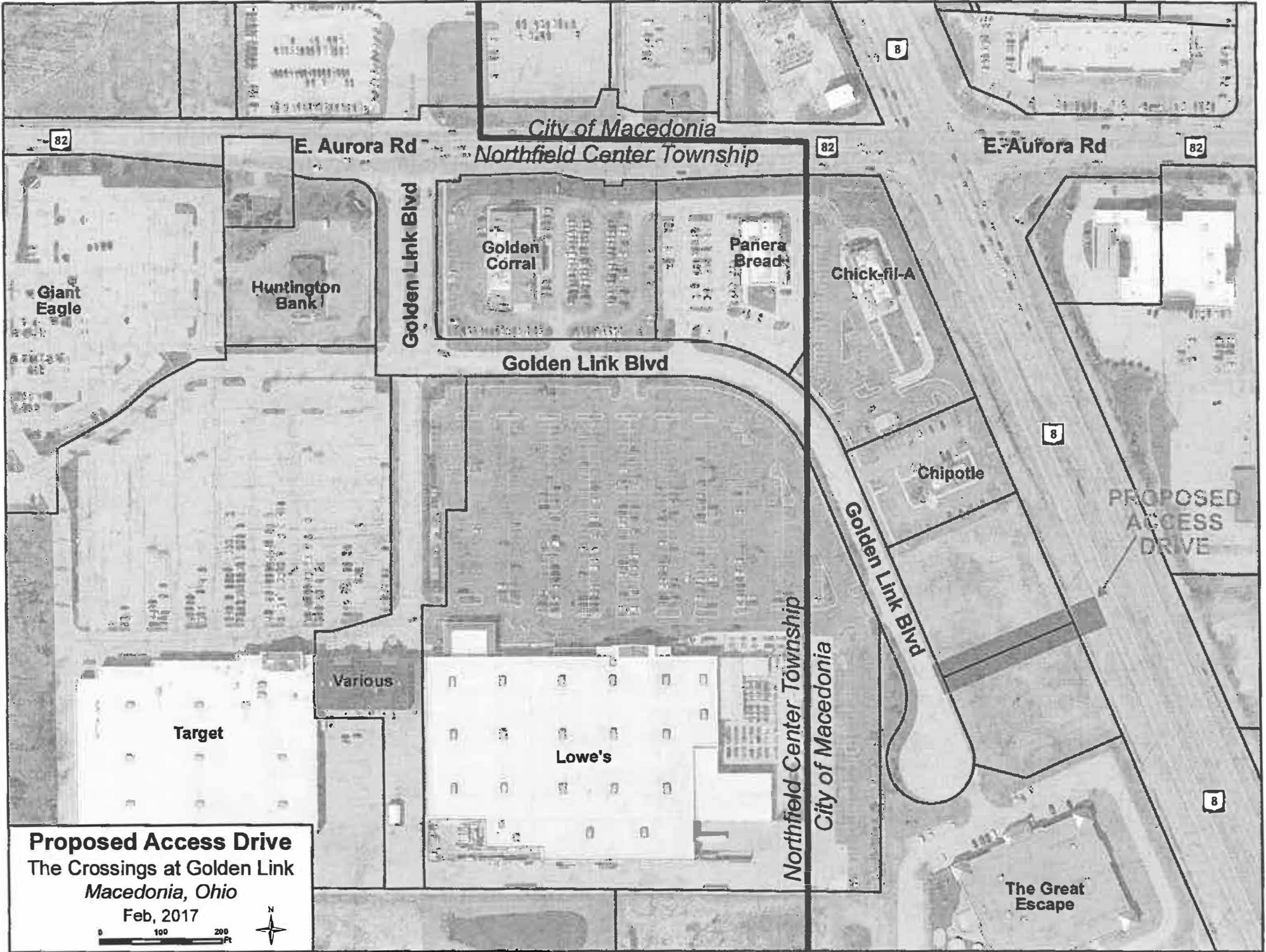
RICHARD H. REVILLE, Trustee

APPROVED AS TO LEGAL FORM:

Mark V. Guidetti
Director of Law, City of Macedonia

Attorney for
Northfield Center Township

Exhibit A



Proposed Access Drive
The Crossings at Golden Link
Macedonia, Ohio

Feb, 2017

