

**NORTHFIELD CENTER TOWNSHIP BOARD OF TRUSTEE
SPECIAL MEETING AT 5:30 PM**

MONDAY, MAY 27, 2021

Trustee Reville called the meeting to order at 5:32 p.m.

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

The purpose of the Special Meeting is to consider awarding the Build of the Safety and Administration Building to Infinity Construction. The Board will also discuss COVID-19 protocols for reopening the Town Hall and may hold an Executive Session to consider the sale of Township property.

Safety/Administration Building Discussion

The trustees discussed details in the proposal with officials from Infinity Construction.

Trustee Reville asked if the contract specifies if there is a specification for the widening of existing driveway and the asphalt specifications. Brady Oaks answered that Eric Pros from DS Architects did include it in the specifications. Eris Pros said a supplementary drawing was added and he will send it to the trustees.

Trustee Reville asked about the payment schedule. Brady Oaks answered billing is done at percentage of completion projected to the end of the month. They would send out a draft on the 22nd or 23rd of the month for approval by the Board of Trustees.

Trustee Reville asked Permits are included in the contract because Summit County does not waive building permit fees.

Retention Basin - final design would need approval to proceed by Summit Soil & Water Conservation District.

Soil spills on the site – if the spills need to be removed, what would be the timeline?

Brady Oaks answered that if the spills must be removed, they can be kept on the site until such time to haul it off site. The whole project is based on when they can get the pre-manufactured metal building. The intent is to do the site utilities, footers, and slab on grade for the building while there is good weather, so we would have time to get the spoils off site before there is an impact.

Trustee Mazzola said he has been working on the project since August 2020, dozens of meetings, interviews, we have done the due diligence. We think that the building is very functional and serves the purpose. We know there is a need for a fire station. At this point, I do not have any questions.

Trustee Buescher asked the timeframe on the detention pond. Eric Pros answered about a couple of weeks once the contract is signed, and the civil engineer gets information back from the county and EPA. Eric Pros will email the trustees the supplementary drawing.

Trustee Reville discussed the section on Change Orders with a signature line for only one trustee. He stated that approvals by the board must be done in a public meeting and all three would need to sign off. Brady Oaks said there is no issue changing the contract from one board member to three. Chief Ripley asked if there can be a dollar value on the change order especially if a door must be moved or if a change order saves money.

Trustee Reville said he agrees if there is a minor change, not a problem. Trustee Mazzola said he did not see a situation unless there is a change in the criteria because it is a guaranteed maximum price.

Trustee Mazzola asked Brady Oaks to explain the planning process. Brady Oaks stated they would work with Eric's group to get to Design Development stage because we are staying within the budget. Once when the drawings are done, then it is Construction Documents that will go to bid to the subcontractors for different trades, concrete, steel, electrical, etc. If the bids are under what the budget is, then we add some of the deducts.

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Construction start date would be end of July, August, or September once the pre-engineered building is ordered. Brady Oaks said nine months for construction. Eric Melkerson said if the order were placed the first week of June, the building would not be delivered until March 2022. Eric also reminded everyone that copper price increases are significant. Iron City Structures, the manufacturer of the building, can still make the late October mid-November time schedule.

Trustee Mazzola had the criteria architect look at the documents and asked the following:

1. Generator, natural gas? Answered yes.
2. Scope of sound insulation is vague. Answer-everywhere there is an office, sleeping quarters, bathrooms. Approximately 90% of the walls.
3. Design Build cost of \$46,400 is it deducted from the architect price? Answer-yes.

With no other questions, Trustee Reville called for motions and resolutions.

MOTIONS/RESOLUTIONS

- 1. The Chair requests Resolution 21/05-27 A to: To Award the Safety & Administration Building Build to Infinity Construction for an amount not to exceed the Guaranteed Maximum Price of \$2,978,715 after the contract is reviewed and modified by Legal Counsel.**

Trustee Mazzola moved. Trustee Buescher second.

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

Chief Ripley thanked the Trustees for their decision.

- 2. Discussion from Board regarding Beacon Hills playground equipment.**

Mr. Rick Patz reported that May 1st the playground was unofficially opened. Mr. Patz submitted nine sign recommendations for the park with various information for park visitors. The sport court topping is expected mid-June. One issue that needs resolution is with Game Time's proposal to replace the blue equipment (the merry-go-round and slide) with yellow equipment and charge for labor. Cost: \$4,938.63. They would not take the blue equipment. Ray Hartsough suggested to ask Game Time to not charge for the labor. The request was denied. In the meantime, the University of Akron's Polymer Department is reviewing the issue of ambient temperatures on the blue equipment. Discussion followed. Signs are in place warning that the equipment may be hot and park committee members when at the park warn families about it. The University will send a team to review the equipment, old versus new. Desired result is reimbursement for the equipment and get the color off the market.

Mr. Patz brought up the issue of updating the video surveillance at the park.

The camera works well but it is time consuming to retrieve the video for review. An internet connection would resolve the issue.

- 3. Discussion from Board regarding the keeping of chickens in platted subdivisions.**

The current zoning code does not allow chickens in platted subdivisions. A variance application is before the Board of Zoning Appeals. Zoning Inspector Don Saunders reported that there are chickens in the platted subdivisions and inquired with the Summit Prosecutor's office as to how to handle. He was advised to change the code to allow chickens or on an individual basis go before the Board of Zoning Appeals and request a variance for it. A henhouse is classified as an accessory structure. If there is an accessory structure on the property, they would have to get a second one. The Board can request the zoning commission to look into this and come up with a solution. Otherwise, the prosecutor did say we would have to go after all the people who have chickens in platted developments. This is based on the Ohio Revised Code.

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Zoning Commission Chairman Dan Schade said the commission is drafting text, but only three chickens.

Trustee Mazzola asked how many residents are currently in violation for having chickens. Don Saunders answered five or six. Mr. Mazzola asked how many have been currently cited? Don Saunders answered none. Trustee Mazzola stated that Don should start citing the violators.

Discussion followed. Mr. Schade said the smallest coop he found is 4 X 8 and that would accommodate three to four chickens. Discussed notification to the residents on the website, sign, and social media to warn the residents even if they had them for 10 years.

Trustee Buescher said people are going to start wondering with all the other zoning violations out there, junk cars, houses going up for years, dead trees falling on our streets, and now we are going start picking on chickens. We need to get some other things done before we worry about chickens.

4. Discussion from Board regarding Covid 19 Protocols for reopening the Town Hall.

With the State of Ohio lifting the guidelines for Covid 19, the trustees discussed protocols for reopening the Town Hall. Trustee Mazzola offered that the trustees should follow the CDC guidelines. The meetings will be open and virtual for residents who feel uncomfortable coming in person.

5. The Chair requests a Motion to enter Executive Session to discuss the sale of Township Property. Time: 6:41 p.m.

Present: Trustees Buescher, Mazzola, and Reville. Fiscal Officer Andy LaGuardia, Administrator Helen Humphrys, and Scott Thompson, Keller Williams Chervenik Realtor, on the phone.

Trustee Mazzola moved. Trustee Buescher second.

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

6. The Chair requests a Motion to leave Executive Session. Time: 7:32 p.m.

Trustee Buescher moved. Trustee Mazzola second.

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

7. The Chair requests Resolution 21/05-27 B to: To Purchase from Game Time Equipment in Harrison, Ohio, Replacement Equipment- One Curved Zip Slide, and the Merry-Go-All Seat Section, all in Yellow for Beacon Hills Park at a cost of \$4,938.63 to be Drawn on General Fund Account No. 01-F-08.

Discussion: Removal and installation will be done by Game Time Certified Installers. The blue equipment will be retained by Northfield Center Township.

Trustee Mazzola moved. Trustee Buescher second.

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

Trustee Reville asked for a motion to adjourn.

Trustee Buescher moved. Trustee Mazzola, second.

Roll Call: Paul G. Buescher, Aye; Russell F. Mazzola, Aye; and Richard H. Reville, Aye.

The meeting adjourned at 7:34 p.m.