

Minutes
LAFAYETTE TOWNSHIP BOARD OF TRUSTEES
Special Meeting
Wednesday, May 10, 2017

Meeting called to order: 4:30 p.m.

Members Present: Trustee Lynda Bowers, Trustee Michael Costello, Trustee Martin Warchola, Fiscal Officer Shirley Bailey.

Others Present: Law Director William Thorne, Assistant Fire Chief Brad Winter, Fireman Steve Kyle and resident representatives Bill McDonald and Scott Miller.

Ms. Bowers wanted to make the committee aware of misinformation being disseminated about Innovation Park and the townships safety services facility. An individual, not a resident of Lafayette Township, has floated a futuristic-type residential development of Innovation Park.

Ms. Bowers explained that when she advised him an application for a zoning change would require the owner's signing and further that if the zoning was changed, the county could have to repay the \$1M development grant that requires the property to be used for a University and technology related job creation, he became accusatory.

His claims both stated and in writing include that the Innovation Park sewer line along 162 is substandard. According to the county sanitary engineer, there is no problem with the Innovation Park sewer. He claims that Trustee Bowers is responsible for the substandard installation because she was President of Medina County Planning when Innovation Park was developed. Planning Commission does not approve sewers. It is the EPA and County sanitary engineer that approves sewers. Planning assures that local zoning and subdivision regulations are complied with. He claims Trustee Bowers has received millions in kick back payments from Innovation Park. He claims Ms. Bowers is responsible for the Nexus Pipeline project. He claims county commissioners spent millions of tax dollars purchasing Innovation Park and are now giving it away. It is well known that the land comprising Innovation Park is a small portion of donated lands owned by the county for approximately 160 years as the county home farm which ceased to be used for farm purposes many, many years ago.

It was noted that the land the township has requested for a safety services building is behind a creek and has only about 56 foot of frontage on Technology Lane, which makes it unbuildable for industrial purposes according to the zoning code but can be used for the township purposes. This is land that would otherwise sit fallow.

Ms. Bowers explained that she has received legal advice and other encouragement to take action against this individual for accusing her of crimes. However, she explained that she is aware of him being involved in a similar behavior against other elected officials including Commissioner Hambley and Auditor Kovack. She explained she was present when this individual's mother attended a Medina County Commissioners meeting imploring them not to encourage his behavior as he suffers from mental issues. Ms. Bowers indicated she believes we should all exercise a generosity of spirit, being patient and gentle with this individual - but to be aware.

Law Director Thorne thought it important for members to know the man's name is Greg DePew in case they are approached.

In other business Ms. Bowers reported there has been some discussion with the sanitary engineer that the force main off of Deerview Lane would be the best way to ensure sewer capacity is available 20-30 years out should the development in the northeast area of the township keep pace with the last 10 year trend. The township is looking for outside funding opportunities that may be available for infrastructure upgrades. This is a responsible thing for the township to do even though there is not an immediate issue.

Mr. Costello prepared a spreadsheet for the committee comparing the proposals received from FMS Architects and McCall Sharp. The overall costs received from both companies are similar.

A group of committee members toured a fire station built by Ed McCall and were impressed. The station is approximately eight years old and has had no updates, repairs or issues and that every inch of space was utilized to its full potential. The station had an exceptional training facility built within the station that exceeds our training facility at the County Career Center. The committee feels a training facility such as that would be beneficial to our department. That type of training facility would allow for trainings the Career Center cannot accommodate. The members agree that Lafayette's new station should be built approximately 18,000 square feet, which was the recommendation ten years ago.

Mr. Bill McDonald stated the station was very well designed and believes Ed McCall has the knowledge and is the right architect to accomplish the job.

Mr. Kile said after seeing the station and the figures Mr. McCall proposed, we're on target.

Assistant Chief Winter agreed the design and space was well utilized and every inch of the building had a purpose. He does not see any significant changes as far as the building design that would need changed to fit Lafayette's needs.

Ms. Bowers confirmed everyone was comfortable with McCall Sharp and there was no reason not to utilize his service.

Mr. Costello made a motion to move forward with the selection McCall Sharp Architecture with Ed McCall being our primary architect for this project. Mr. Warchola seconded the motion. All voting in favor.

Mr. Thorne had concerns with IAP's pricing as it did not make sense to him and feels there is duplication in some of the fees. Mr. Costello does not feel Lafayette Township should employ services with IAP.

Mr. Scott Miller said utilizing a company like IAP is simplistic because they are in charge of everything. Mr. Miller does not feel the price of \$240,000.00 on a three million dollar building that IAP would be charging is not beneficial.

Consensus of the committee is not to utilize IAP.

Ms. Bowers questioned the timing of soil boaring and subsurface geotechnical reports of the land. Mr. McDonald explained the architects like to come up with the “footprint” of where the building will be built then proceed with the soil boaring.

Mr. Thorne said the first step would be to negotiate the contract with the architect.

Ms. Bowers stated a building can be built in the private sector much cheaper than a township can.

Mr. Thorne said the architect will employ a construction/project manager. Mr. Miller agrees and said that is how the county handles their projects. Mr. Thorne stated a stipulation can be added in the contract of how often we would like the construction manager checking in at the construction site.

Ms. Bowers stated she did not want to go over 3 million dollars for the new station and Mr. Costello said he doesn’t want to spend more than 3 million either but wants to build what is needed and right to sustain Lafayette into the future.

Assistant Chief Winter is waiting to hear back from the chief of the Johnson St. Parish station to discuss the positives and negatives of their construction phase. He explained the departments are very similar as well as the uses of the stations.

Mr. Thorne recommended knowing in advance everything the township would like planned into the design of the station which will make the process move along quicker. Assistant Chief Winter said some of the design will depend on the budget but feels confident most decisions are narrowed down and are prepared to meet within a couple weeks. Mr. Costello has received lists of the “must haves, should have and nice to haves” and has reviewed them and feels the list is reasonable.

Mr. Warchola confirmed that the price will not exceed what has been quoted. Mr. Thorne will request copies used in the past to prevent “recreating the wheel” which will in turn help minimize costs.

Ms. Bowers moved to pay the warrants of the township. Mr. Warchola seconded the motion. Ms. Bowers moved to adjourn, seconded by Mr. Warchola.

Meeting adjourned at 5:20 p.m.

23Approved:_____

Lynda Bowers, Trustee

Michael Costello, Trustee

Martin Warchola, Trustee

Shirley Bailey, Fiscal Officer