

Minutes
LAFAYETTE TOWNSHIP BOARD OF TRUSTEES
Construction Update & Regular Meeting
Monday, February 18, 2019

Meeting called to order: 2:30 p.m.

Members Present: Trustee Lynda Bowers, Trustee Michael Costello, Trustee Martin Warchola, Owners Representative Bill McDonald, Legal Counsel William Thorne, McCall Sharp- Ed McCall & Dale Keeran, Knoch Corporation-James Magda, Fire Chief Jeff Hall, Captain- Mike Savetski

Warwick Communications was awarded the technology bid. Mr. McDonald will be meeting with Warwick's Superintendent tomorrow and will be inviting Mr. Dave Corrado- Medina County Fiber Loop.

Mr. Magda provided an updated schedule reflecting the revised mid-May completion date. Mr. McDonald inquired about the metal panels. Mr. Magda confirmed Northeast Erectors has one steel erecting crew and is the same crew that does roofing installation. Mr. Magda anticipates within the next days they should be able to screw/weld the decking down. He anticipates the roofing to begin near weeks end. Mr. Magda said if they complete half of the roofing that would allow the "roughing in". Mr. McDonald advises against "roughing in" at that time.

Mr. McCall and Mr. Keeran visited the site of the new safety services building prior to today's meeting. Mr. McCall has taken photos and feels everything is looking good. Mr. McDonald said there have been several RFI changes over the past week, especially with regard to the mezzanine, the steel, the joists, and the angles.

Mr. McDonald questioned whether the use of magnetic footwear would be utilized during the installation of the roof. If so, he would like to ensure no "marring" will occur to the finish as a result. He requested Mr. Magda forward him addresses of other buildings where the footwear was utilized so he could personally view the outcome for himself. Mr. Magda believes there may be a "buffer" so the magnets would not be directly against the roof and agreed to check into it further. He will also obtain something in writing stating there will be no damage in the event the footwear is used. Everyone agrees the footwear would be for the safety of the workers due to pitch of the roof. Mr. McDonald will keep close watch to ensure no "marring" occurs.

Mr. McDonald requested the installation of the overhead doors be scheduled at the very end of the project. He is concerned the doors could be damaged during the duration of the construction. Mr. McDonald inquired about the damage by Northeast Erector to the bay pillars and when it would be fixed. Mr. Magda said the mason will repair and back charged to Northeast Erectors.

Mr. McDonald stated the interior background color for the signs has been chosen. The color is Durango Grey MP25849, R183477 N Matte Finish. The lettering color will remain warm white.

Mr. McCall studied additional information regarding painting the AZEK. He agrees with Mr. Magda and suggests not painting the AZEK but recommends painting the columns to match the AZEK. Mr. McCall stated the manufacturer of the AZEK states the AZEK is not required to be painted and will have no effect on the warranty whether it is painted or not. The AZEK is manufactured to handle the weather elements without being painted and can be cleaned. Mr. McCall said the gutters are going to cover the majority of the fascia on the front of the building. At the peaks where it may be visible, AZEK has a plug which is inserted to hide the screw holes. Mr. McCall said when everything has been mitered and finished the appearance will look good. If it is determined to paint the AZEK it will need to be painted regularly. It was suggested not to paint it now, reevaluate in the future and if it is determined years from now, the appearance is not as appealing, then paint it.. Discussion on what the bid specification list took place. Mr. McCall said the manufacturer claims the AZEK will not discolor but there is no specific guideline as for the fading. Mr. Kile stated he has used AZEK over the past 15 years on homes he builds. Some homes he has painted and some he has not. There have been no fading nor discoloration issues. He suggests not painting the AZEK but to ensure the joints are welded and utilize stainless steel screws. Mr. McCall stated during his visit, he noticed the miters are good.

Mr. Magda stated pay app #7 has been sent to McCall Sharp. McCall Sharp confirmed they have yet to receive it. Mr. Magda stated Knoch has been dealing with staffing personnel issues and that is why there may have been a slight delay. Mr. Magda will verify that it has been sent to McCall Sharp. He will forward a pencil copy to Lafayette Township within the next week.

Mr. McCall stated he was able to do a thorough “walk through” at the new site mostly in part because the ground was frozen solid. He obtained several good photos and studied the building up close.

Mr. Magda stated Knoch is a month and a half behind schedule and confirmed at last month’s meeting the project was 2 weeks behind schedule. Mr. McDonald stated Knoch provided a list of weather days dated back to August. Mr. Costello questioned Mr. Thorne whether the contract states the weather days need to be reported within a certain time from when they occurred. Mr. Thorne will review the contract and report back. Mr. McDonald offered an extension to the contract of 21 calendar days without liquidated damages to accommodate for some of the weather days however, Knoch is now requesting 31 weather days. Mr. Thorne said the contract provides for an extension of time. Mr. McDonald is not in agreement with paying superintendent time or general condition time. Mr. Magda stated Knoch very much appreciates the gesture. Mr. Magda explained that Knoch incurs costs in general conditions and if they can attribute to weather delays they request to be compensated for the weather delays. Mr. McDonald stated there are discrepancies between Knoch’s list of weather days and the data Mr. McDonald has been record keeping. Mr. McDonald stated that Knoch couldn’t control Kirby Steel having the steel delivered within the necessary time frame. Mr. McDonald doesn’t hold Mr. Elliot, Mr. Magda nor the township accountable but does feel Knoch Corporation should have had stronger communication with Kirby. Mr. Costello stated there were other subcontractors that also contributed to the delay in the process. Mr. McDonald doesn’t believe the masonry work impacted Kirby Steel’s critical path. He said the steel was delivered December 21st at which time he inquired whether from a masonry stand point if the steel was ready for erection and he was told “yes”. The mason did not hold up the critical path. Mr. Magda agreed, saying, “That was a fair argument and the days should technically be tracked from December 21st when the steel was delivered”. Mr. McDonald agreed as far as allotting extra days at the end. Mr. McDonald said the weather days from December 21 was part of the critical path, but there were days within the last eight weeks, that North East Erectors could have been here and weren’t because they were working elsewhere. Mr. McCall said it is advantageous that Lafayette Township is not going to pursue liquidated damages at this time. He said there has to be very good documentation if an extension of days is requested and it typically has to be requested in a timely fashion. Mr. McCall recommended that Knoch accept the extension of days without liquidated damages and not seek the additional costs from the township. Mr. McDonald does not want to place Knoch in a position where they feel they are facing liquidated damages and therefore the project is rushed and work potentially not be of quality. Mr. McCall reminded there is a contract that states a completion time in order for the township to adequately plan and now the delays will cause some planning issues.

The Board asked if the May 15, 2019 completion date is official in order to start planning the move in and open house. Mr. Magda said it is accurate to date provided there are no more weather days which could fluctuate the completion date. Mr. McDonald requested the board inform him of their timelines as far as moving furnishings in, open house dates, etc. so the dates may be added to the schedule.

Mr. McDonald requested a complete set of “as built’s”. Knoch will provide redline drawings as “as built’s” with Mr. Keeran providing an updated set to Mr. McDonald.

Mr. Magda inquired about the RFP ceiling in the training tower. Mr. McDonald stated the ceiling is going to have to be sturdy enough to withstand the high water pressure. McCall Sharp will research and report back.

Mr. Magda inquired about outstanding change orders. Mr. McDonald stated change orders 4, 5 & 6 have been approved and signed. Mr. Magda reviewed and inquired about the other change orders that he has completed. Mr. McDonald said the township is not going to take the credit for the primer for the drywall lid. Discussion over the attaching the AZEK trim took place. Mr. McCall informed Mr. Magda that Chemlink will be sending a tube of M-1 for Knoch to review. He recommends when applying to the new building that it be applied as a 3/16” bead one inch up from the bottom of the block. It will be centered in the block allowing for alternating the screws every 16” on set.

The next construction meeting will be Monday, March 18, 2019 at 2:30 p.m.

Construction meeting adjourned.

3:30 p.m. Trustee Warchola called the February Trustee monthly meeting to order.

Public Participation:

Mr. Steve Shields, Raintree Development, voiced concern over the road work performed in August 2018. Mr. Shields conveyed that the majority of the residents in the development are extremely dissatisfied with the results of the road work and the residents are frustrated, feeling their concerns are not being heard and disregarded by the township. Trustee Bowers read for the record, some of the communication that took place. Ultimately, Mr. Shields requests the townships assistance in the spring to clean up the excess gravel.

Tammy Wardel, 15 year resident of the Raintree Development reiterated the concerns regarding the road work performed in the Raintree Development. She said the road is not what it was in July 2018 and feels it is far worse than it was before. Trustee Bowers explained to Ms. Wardel that she was not at liberty to discuss any further details regarding the road work in the email communications, other than what she did because the issue cannot be discussed as a board until an open meeting.

Trustee Bowers, Service Department Liaison, explained a gravel road was originally installed, which was approved by variance by the current Board of Trustees at that time, approximately 23 years ago when the development was started which she noted, was prior to any of the current trustees election. The road has been drugged at least once since the original installation. According to the Medina County Engineer, the company that performed the current road work within the Raintree Development did exactly what they were supposed to. Trustee Bowers clarified the process of a gravel road, which includes approximately four cycles, every eight to twelve years, to build the type of solid road base in order for the road to become the “strong” road everyone is used to and the more vehicle traffic on those types of roads the quicker the results. Trustee Bowers said, “The Township is doing everything it is supposed to do. The County Engineer tells us what to do and that is what we are obligated to do”. She explained that the service department has been out there, trying to make the situation more palatable. The township is willing to reevaluate the situation once the winter weather is past and is willing to do as much clean up as possible. She said this is a process that will need time to work through in order to build that strong base. With the low volume of traffic in that particular development the township will look into ways to offset the inconvenience. The township is not allowed to grant permission allowing residents to sweep excess gravel into the road. Service Supervisor, Mr. Evans has knowledge of a piece of equipment that he can rent that will brush up the excess gravel. There is not a road levy in Lafayette Township, therefore, residents do not pay extra taxes for roads. This requires the township to work with the funds received and utilize a portion of the inside millage for its roads, which keeps taxes down in the community. Trustee Bowers said the township has the roads on a good quality maintenance program and need to stick to that. She said if the development wishes to have the road transformed into an asphalt road at this time, the township can do it through an assessment. In order for an assessment, It would be specific for the project, in which fifty-one percent of the Raintree Development property owners would need to petition for the assessment. At that time the township can sell a bond for the funds, as the township cannot finance it internally. The bond is sold and collects over a fifteen year period against the tax assessment. It would cost each property owner approximately \$2,000.00 per year for fifteen years. Mr. Warchola recapped the townships intentions stating the township is willing to address the excess gravel in the spring. Trustee Costello stated the County Engineer must be involved in the decision making on how to proceed with this road. Trustee Bowers said the County Engineers Office has been informed of the issue with the road.

Trustee Bowers explained the current issue with the cement roads in the Hunter’s Run Development. The roads, when originally installed, were to be installed with seven inches of concrete and they were not. Which the township needs to address as well.

Police Report:

Officer Winebrenner, Medina Police Department, reported on behalf of Lieutenant Marcum and Chief Kinney, the calls for the month of January and gave a breakdown of the nature of the calls. Officer Winebrenner feels the resident complaints regarding traffic concerns has remained steady. Medina Police Department tries to focus attention on traffic issues when a resident voices concern.

Trustee Costello moved to approve the minutes of Regular Meeting of October 15, 2018, Special Meeting of November 23, 2018, Special/Regular Meeting of December 17, 2018, Special/Regular Meeting of January 21, 2019 and Special Meeting of February 13, 2019. Trustee Warchola seconded the motion. All voting in favor.

Trustee Bowers acknowledged Ms. Buell has been overwhelmed with the number of meetings that have been occurring and apologized.

Correspondence:

Trustee Bowers said she has received concerns regarding the condition of the road in the Raintree Development since last month's meeting (as heard earlier in the meeting). Trustee Bowers will forward the communication to Ms. Bailey to become part of township record.

Fire Department Report:

Chief Hall reported a total of 56 runs for the month of January. 43- Lafayette, 2- Chatham Township, 1- Westfield Township, 1-Village of Lodi, 8-Village of Chippewa Lake, 1- Village of Gloria Glens. Out of the calls two mutual aid were received and three mutual aid were given

Chief Hall has submitted 2019 State Fire Marshalls equipment grant. The grant maximum is \$15,000.00. His submission is for 6 sets of turnout gear pants, 6 coats and 8 helmets. Nexus grant is still pending review and anticipates hearing a response from Nexus soon. Chief Hall said Medina City Police have been present at the majority of the calls and always willing to lend a hand and have been great to work with thus far.

Compensation agreements have been given to Ms. Buell today to forward to Fiscal Officer Bailey. Trustee Costello again requested the EMS training agreements from the fire department. Chief Hall said he believes Ms. Bailey has copies of those agreements. Trustee Warchola requested Chief Hall make copies of all the EMS training agreements and forward to Fiscal Officer Bailey as soon as possible.

Service Department Report:

Trustee Bowers provided a written copy of the service department report to the Board on behalf of Mr. Evans noting today is a holiday and he is not present. Discussion took place concerning the need of approval to lease the equipment for the clean-up in the Raintree Development.

Trustee Bowers made a motion for the service department to lease the necessary equipment in an amount not to exceed \$5,000.00 for the clean-up in the Raintree Development. Trustee Warchola seconded the motion. All voting in favor.

Zoning:

Ms. Strogin reported 3 new home permits have been issued in January. Ms. Strogin reported the total revenue for the month of January was \$2,318.60 and the estimated value for the month of January 2019 is \$804,411.00. Lafayette Township had the most new home permits in the county out of all the townships. Ms. Strogin noted for the record that 2019 most likely will not be as productive as there are no current subdivisions ready to start the building process.

Recreation:

None

Economic Development:

None

Cemetery:

Ms. Buell stated there were burials in the month of January.

Old Business:

None

Announcements:

None

Mr. Jason Brenner, Lewis Land Professionals stated his phone calls to Julie at ODOT regarding the new safety services building sign in the ODOT right of way were placed before Trustee Costello emails were received. He said

some of the lack of communications was due to innate timing. Trustee Costello stated he sent the email with ODOT's approval a few days prior. Trustee Warchola said the issue has been handled and the township is moving forward. Mr. Dave Lewis, Lewis Land Professionals said, "They only had the township's best interest, looking out for the township, not making a mistake allowing the sign to be placed in the easement or right of way, only looking out for the best interest of the township".

Trustee Bowers said there are numerous supplemental appropriations that need signatures. She recommends holding off signing until she receives clarification on why these are supplemental appropriations versus then and now or purchase orders.

Trustee Warchola moved to adjourn, seconded by Trustee Costello.

Meeting adjourned at 4:24 p.m.

Approved: _____

Martin Warchola, Trustee

Lynda Bowers, Trustee

Michael Costello, Trustee

Shirley Bailey, Fiscal Officer