



**RICHFIELD VILLAGE COUNCIL  
REGULAR MEETING MINUTES  
TUESDAY, OCTOBER 1, 2019  
6:30 p.m.**

**ROLL CALL:** Domanick, Hudak, Lanford, Lyons and Wheeler. **ABSENT:** Healey and Waszak.

*OTHERS PRESENT:* Mayor Beshara, Acting Police Chief Swanson, Fire Chief McLean, Recreation Director Jocek, Finance Director Turk, Service Director Papp, Planning and Zoning Director Frantz and Law Director Hanna.

**MOTION:** TO EXCUSE THE ABSENCES OF MRS. HEALEY AND MR. WASZAK.  
Moved by Wheeler, seconded by Domanick. Upon roll call, motion passed unanimously.

**APPROVAL OF MINUTES**

Minutes from Sept. 17 will be approved at the Oct. 15 meeting.

**COMMUNICATIONS AND PETITIONS:** None.

**MAYOR'S REPORT**

The mayor asked Council to approve the appointments of Assistant Police Chief Paul Fister, Police Chief Mike Swanson and part-time dispatcher Paige Bruder.

**MOTION:** TO APPROVE THE APPOINTMENT OF PAUL FISTER AS ASSISTANT POLICE CHIEF.

Moved by Wheeler, seconded by Lanford. Upon roll call, motion passed unanimously.

**MOTION:** TO APPROVE THE APPOINTMENT OF MIKE SWANSON AS POLICE CHIEF.

Moved by Wheeler, seconded by Domanick. Upon roll call, motion passed unanimously.

**MOTION:** TO APPROVE THE APPOINTMENT OF PAIGE BRUDER AS PART-TIME DISPATCHER.

Moved by Wheeler, seconded by Lanford. Upon roll call, motion passed unanimously.

Swanson and Fister's appointments will go into effect on Oct. 14. Chief Keith Morgan said Fister is one of the best leaders he's ever seen, and Swanson has been his right-hand man.

The mayor also gave award certificates to Village Council, Council members Healey and Wheeler, and the Meridian Sun Lodge for their work on the Ohio Flags of Honor event. She also thanked the Gilbert family and others who have served in the military.



After a break for cake and coffee, Beshara introduced Holly Miller, the senior administrator of the Summit County Department of Community and Economic Development. She discussed her department's programs, which include Community Development Block Grants, Home Investment Partnership Program, Lead-Based Paint Hazard Reduction Program, Household Sewage Treatment System Program and Home Weatherization Program.

Miller also discussed the 211 phone number, which connects residents to county services. The mayor noted that the village has used Community Development Block Grants for the Senior Center kitchen and the sidewalk connecting senior housing at the UCC to the Senior Center.

Beshara also asked Council to approve her appointment of John Hudak to the Cemetery Board. He will finish the year on the board following the resignation of Kari Lewis.

**MOTION:** TO APPROVE THE APPOINTMENT OF JOHN HUDAK TO THE CEMETERY BOARD.

Moved by Domanick, seconded by Wheeler. YAY: Domanick, Lanford, Lyons and Wheeler. ABSTAIN: Hudak.

#### **DEPARTMENT HEAD REPORTS:**

##### **Chief Swanson – Police**

###### **Report:**

The mayor will be asking to confirm the appointment of Paige Bruder to part-time dispatcher. Paige passed the department background check and an assessment center evaluation conducted by an independent firm. Paige is a graduate of Brunswick High School and earned her Bachelor's Degree in Sociology and Criminology Law Enforcement from the University of Akron. She also took courses in American Sign Language, and she has volunteered in the deaf community. Paige is very eager to begin her employment with the police department.

All officers have completed their annual rifle, shotgun and pistol qualifications.

Dog Warden Kim Bonker attended a 4-day mandatory training at the Ohio Peace Officer Training Academy in London, Ohio—which certified her to serve as an animal control officer in the state of Ohio. Kim has been very active in her new position.

Newly promoted Sergeant Dave Polak is scheduled to attend First Line Supervision training.

Officer Rudy Prhne is scheduled to attend mandatory training to become a Field Training Officer for the department. A Field Training Officer is tasked with training all newly



appointed officers and assisting the department with other training requirements. Officer Prhne has been a member of the department since 2011. He previously served in the US Marine Corps, where he attained the rank of Corporal and was a Military Policeman. He is currently a member of the Metro SWAT Team. I look forward to having Officer Prhne train our new officers and provide them with his wealth of experience and knowledge.

### **Chief McLean – Fire**

Calls for September: Village EMS 48, Village Fire 12, Township EMS 23, Township Fire 7, Mutual Aid 7. Total: 100.

Lanford asked if the department tried to sell the ambulance it is about to donate to University Hospitals. McLean said that due to the style and engine of the ambulance, it had no buyers. Beshara and McLean talked about the village's partnership with UH.

Hudak asked the mayor about an incident involving Revere Schools one day earlier. She said everything went well, and she took precautions to secure Town Hall.

### **Report:**

- I want to thank the Safety Committee and the Mayor for the meeting we had on the 19<sup>th</sup>. We reviewed the goals of the strategic plan related to 2020 capital and long-range plans.
- I also want to thank Mayor Beshara for attending our fire training on the 25<sup>th</sup>. She presented the members with certificates of participating from the Flags of Honor ceremony. Thank you from our members!
- We conducted the community panel interviews on the 25<sup>th</sup> with the two applicants for the assistant chief position. The oral interviews, with the Ohio Fire Chiefs, will be conducted on Tuesday, October 1<sup>st</sup>.
- I will have the Brush Truck 4 outside the council chambers so you can check it out on your way into the meeting. The truck is completed from the repurposed pickup truck.
- Lt. Urban is preparing for Fire Prevention Week at Richfield Elementary. The construction and renovation are moving along, and we monitor it daily.
- I will be asking to approve the donation of our old ambulance to University Hospitals department of Emergency Medicine and Disaster Preparedness.



## Director Jocek – Recreation

### Report:

- A season ends and planning for the next season begins. There are only 86 days until Christmas! With that being said, this year the Parks and Rec Department will be holding a Holiday event in Masonic Hall on Sunday, December 8<sup>th</sup> at 1:00 pm. They will be presenting “A Christmas Carol.”
- The other upcoming events are Holly Days at the Eastwood Preserve. This will run for weeks (Nov. 23 and 30, Dec. 7 and 14) from 9 a.m. until Noon.
- I am still working with ODNR on the Eastwood Barn grant and with the Ohio Historical Society about the barn.
- The Mayor has suggested that each department review their portion of the charter for the upcoming 2020 charter review. I will put this on the Parks and Recreation Board agenda. I believe there will be some discussion on the board’s responsibilities.
- One of the suggestions for the 2020 budget is to redesign the trails at Richfield Woods. Due to extreme weather, runoff and the use of mulch on the trails, they seem to have disappeared. I would like to have them designed in 2020 and apply for a grant to install them. Most of the trails were designed in low lying areas and this is an opportunity to move them to “higher” ground. When we include Richfield Woods in our trail system, Carter/Pedigo, Eastwood, the Town Trust connector and the Parker/Serdinak connector, we total five miles of off-road trails. This is a good thing!
- If you have an opportunity to drive around the Recreation Center, take a look at the retaining wall that was repaired. It came out very nice.



### Director Papp – Service

#### Report:

- Papp said the asphalt paving program was within budget and ahead of schedule. The cost was about \$950,000.
- The Hawkins Pond parking lot was paved today and looks good. Grading and striping will be completed next.
- He is working on 2019 capital projects and the 2020 budget.
- Papp delivered a memo on the demolition costs for the Heinle property at 3871 Broadview Road. The total estimate is \$45,500. Hudak asked about asbestos mitigation and testing. Papp said he would be surprised if there weren't some asbestos in a home of that age. Beshara said the village could move forward with the testing.

### Director Frantz – Planning & Zoning

As noted below, Frantz asked Council to waive its callup authority so he could issue a conditional zoning certificate for Baron Outdoor Living.

**MOTION:** TO WAIVE CALL-UP AUTHORITY ON THE PLANNING AND ZONING COMMISSION'S APPROVAL OF A CONDITIONAL ZONING CERTIFICATE FOR BARON OUTDOOR LIVING.

Moved by Lanford, seconded by Wheeler. Upon roll call, motion passed unanimously.

The PZC will meet with Cleveland water officials next week for final site plan approval of the water tower site. Hudak asked about Council's involvement at the PZC meeting. Hanna said as long as Council members are not deliberating together, Council does not have to conduct a joint meeting.

Surveyors are working on the water line extension project.

Candidates should take care that their signs are not in the road right-of-way. If they are pulled, they will be moved next to the dumpster by the service department.

#### Report:

- 1) The Planning Commission took the following actions at their on September 24<sup>th</sup> meeting:



- a. Approved installation of a 4.5' x 9.7' (43.7 sq. ft.) wall sign for Davey Resource Group located at 3900 Kinross Lakes Parkway;
- b. Tabled a request to amend the final plan for Everett Pointe as it relates to sidewalk installation; and
- c. Approved a conditional-use zoning certificate for Baron Outdoor Living to operate a sales office with warehousing of products in an enclosed building located at 4751 Brecksville Road.

Pursuant to Section 1173.07 (d) of the Planning and Zoning Code, I am asking Council's consideration to waive their "call-up" authority so I can issue the conditional zoning certificate to Baron Outdoor Living, as recommended by the Commission.

- 2) We met with the Real Estate & Property Manager for BP Products North America Inc. to discuss the condition of 4920 Brecksville Road. This meeting was prompted as a result of recently issued property maintenance violations. The purpose of the meeting was to discuss the outstanding violations and to determine BP's willingness to renovate or demolish the building. A demolition contractor accompanied Village staff to inspect the interior condition of the building in order to provide an accurate demolition quote. A follow-up discussion will occur in the near future once the demolition quote is provided to BP.
- 3) We conducted a pre-construction meeting for the new building proposed at 3647 Brecksville Road. This project involves the construction of a 10,000 square foot building for ProMarketing Inc., who is currently located in the Village but has outgrown their current tenant space. We anticipate construction for this project commencing within the next month.

**Recommendations/Considerations: None**

**Legislation: Consideration of Ordinances 48- & 50-2019**

**Director Turk – Finance**

**Report:**

**Income Tax**

September's to-date income tax collections are presently at 19.8% lower, or \$232,525 lower than September 2018. In September 2018, a \$203,529 one-time payment was received.



Year-to-date receipts through September to-date are also \$533,041 lower, or 6.2% lower than 2018. Even if we discount the one-time payment from the 2018 collections, year-to-date receipts through September would still be \$329,512 lower, or 4.0% lower than 2018. A separate memo will be sent out next week after the month closes with the final numbers and more detail.

### 2020 Budget

The Mayor has conducted staff-level hearings with the majority of the departments on the Performance Measurement Plans and the 2020 Operating Budget and some of the capital improvement requests. We will finish up the departmental budget hearings, and Service will continue to accumulate the capital improvement project information. The Mayor's Recommended 2020 Budget documents will be prepared and distributed to Council before the October 29<sup>th</sup> budget meeting. Budget discussions with Council and public comment can continue during the November and December Council meetings/work sessions with adoption of the 2020 Budget Appropriations Resolution occurring on December 17<sup>th</sup>.

**Recommendations/Considerations:** None

**Legislation:**

***1) Resolution No. 47-2019 Accepting the Amounts and Rates as Determined by the Budget Commission and authorizing the Necessary Tax Levies and Certifying Them to the County Auditor.***

This resolution is submitted for second reading only. This is an annual request that accepts the amounts and tax rates as determined by the County Budget Commission and authorizes the necessary tax levies and certifies them to the Summit County Fiscal Officer. Political subdivisions of the State must provide approved resolutions to the County Fiscal Officer by November 4, 2019 per Ohio Revised Code Sections 5705.34 and 5705.27 regarding the above. The amounts are for tax year 2019 and the Collection year 2020. The values provided on the certificate are the current rates. A revised certificate will be sent next year on or about February 2020, which will include the updated 2019 tax year/2020 collection year valuations and



tax rates. The amounts are calculated by the Budget Commission based on Ad Valorem Property Taxes based on assessed valuations and are inside the 10-mill limitation set by the Ohio Revised Code. The briefing memo contains a history of the assessed valuation and total collections.

**2) Resolution No. 46-2019 Authorizing the Expenditure of \$1,000 for a Holiday Party**

This resolution is submitted for second reading only. This is to authorize the expenditure of \$1,000 for a holiday party for the employees and administrative officials. Adoption would be considered at the October 15<sup>th</sup> Council meeting after the third reading. Last year's authorization was for \$950 and the party was catered and held in the Senior Center. This is a request for a \$50 (5.2%) increase to accommodate inflation and more employees. This year's party will be held on Wednesday, December 11<sup>th</sup> at the Senior Center.

**Law Director:** No report.

### COMMITTEE REPORTS

**Cemetery Board:** Hudak talked about the cemetery walk last Saturday. Doug Mayer has been doing a good job restoring headstones. Hudak talked about the possibility of a columbarium wall to store ashes, which would be paid for by the families who use it.

**Richfield Joint Recreation District:** Wheeler said consultants are helping to move Richfield Heritage Preserve along with goals and funding. Seventy people attended a fund-raising dinner to help toward the citizens' vision for the park.

**Park Board:** Domanick said the board has narrowed the search to five companies that could perform the community center feasibility study.

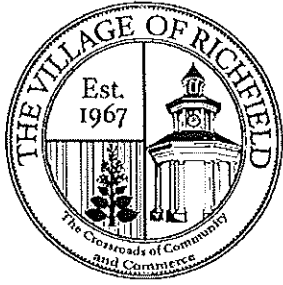
**Tree & Landscape:** Domanick said the first year of the Adopt-a-Spot program is completed. An appreciation lunch is scheduled for Oct. 10 at noon.

**Safety:** The committee recently met with the fire chief to discuss the strategic plan. One topic was to remove exhaust fumes to improve the firefighters' health.

### CAUCUS

**COMMENTS FROM FLOOR ON AGENDA ITEMS ONLY:** None.





## ORDINANCES AND RESOLUTIONS

### *First Readings:*

#### **RESOLUTION 51-2019**

Offered by All of Council

**A RESOLUTION AUTHORIZING THE DONATION OF A FIRE DEPARTMENT SQUAD VEHICLE TO UNIVERSITY HOSPITALS AND DECLARING AN EMERGENCY**

**MOTION:** TO SUSPEND SECOND AND THIRD READINGS OF RESOLUTION 51-2019.

Moved by Wheeler, seconded by Domanick. Upon roll call, motion passed unanimously.

**MOTION:** TO ADOPT RESOLUTION 51-2019.

Moved by Wheeler, seconded by Lanford. Upon roll call, motion passed unanimously.

### *Second Readings:*

#### **RESOLUTION 46-2019**

Offered by All of Council

**A RESOLUTION AUTHORIZING THE MAYOR TO EXPEND FUNDS FOR A HOLIDAY PARTY FOR THE EMPLOYEES OF THE VILLAGE OF RICHFIELD AND DECLARING AN EMERGENCY**

#### **RESOLUTION 47-2019**

Offered by All of Council

**A RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR**

#### **ORDINANCE 48-2019**

Offered by All of Council

**AN ORDINANCE DECLARING IMPROVEMENTS TO CERTAIN PROPERTIES IN THE VILLAGE TO BE A PUBLIC PURPOSE, DESCRIBING THE PUBLIC INFRASTRUCTURE IMPROVEMENTS TO BENEFIT SAID PROPERTIES, EXEMPTING SUCH IMPROVEMENTS TO THE PROPERTIES FROM REAL PROPERTY TAXATION, AUTHORIZING THE EXECUTION OF SUCH OTHER DOCUMENTS AS MAY BECOME NECESSARY, AND ESTABLISHING A TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS AND RELATED AUTHORIZATIONS PURSUANT TO OHIO REVISED CODE SECTIONS 5709.40, 5709.42 AND 5709.43**

#### **ORDINANCE 50-2019**

Offered by All of Council

**AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR AND THE FINANCE DIRECTOR TO ENTER INTO A LEASEHOLD IMPROVEMENT GRANT AGREEMENT WITH DIGITAL PRINT SOLUTIONS AND DECLARING AN EMERGENCY**



*Third Readings:*

**ORDINANCE 16-2016**

Offered by All of Council

**AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR AND FINANCE DIRECTOR TO ENTER INTO A DEVELOPMENT AGREEMENT WITH RICHFIELD FURNACE RUN ASSOCIATES LLC AND WATER AND SEWER LLC AND DECLARING AN EMERGENCY**

**ORDINANCE 17-2016**

Offered by All of Council

**AN ORDINANCE AMENDING CERTAIN SECTIONS OF CHAPTER 1128 OF THE VILLAGE OF RICHFIELD'S PLANNING AND ZONING CODE, ENTITLED "RCD SINGLE FAMILY CONSERVATION DISTRICT," TO FACILITATE R-3 RESIDENTIAL CONSERVATION DEVELOPMENT**

**ORDINANCE 65-2017**

Offered by All of Council

**AN ORDINANCE ENACTING NEW CHAPTER 933, "USE OF PUBLIC RIGHT-OF-WAY BY SERVICE PROVIDERS," OF THE CODIFIED ORDINANCES AND DECLARING AN EMERGENCY**

**ORDINANCE 43-2019** (amended 9-17-19)

Offered by All of Council

**AN ORDINANCE ENACTING NEW CHAPTER 945, "CEMETERIES" OF THE STREETS, UTILITIES AND PUBLIC SERVICES CODE TO UPDATE RULES, REGULATIONS AND FEES IN THE VILLAGE'S CEMETERIES**

**CAUCUS DISCUSSION:** Lanford said she would like this to be discussed at a future work session. She asked who polices the 10-year resident stipulation in the list of cemetery fees. Beshara said that stipulation has been around for a long time. Hudak said the onus is on the applicant. Lanford said that is not a good time for the applicant to have to make such proof.

**ORDINANCE 45-2019**

Offered by All of Council

**AN ORDINANCE CREATING A NEW CHAPTER 732, OF PART SEVEN OF THE CODIFIED ORDINANCES OF THE VILLAGE OF RICHFIELD, ENTITLED "PERMITTING AND REGISTRATION OF PRIVATE SNOW REMOVAL FIRMS AND INDIVIDUALS OPERATING WITHIN THE VILLAGE"**

**MOTION:** TO REMOVE ORDINANCE 45-2019 FROM THE AGENDA.

Moved by Lanford, seconded by Domanick. Upon roll call, motion passed unanimously.



**RESOLUTION 49-2019**

Offered by All of Council

**A RESOLUTION AUTHORIZING THE APPROVAL AND ADOPTION OF THE 2019 SUMMIT COUNTY HAZARD MITIGATION PLAN, AND DECLARING AN EMERGENCY**

**MOTION:** TO ADOPT RESOLUTION 49-2019.

Moved by Wheeler, seconded by Lanford. Upon roll call, motion passed unanimously.

**UNFINISHED BUSINESS:** None.

**NEW BUSINESS:** Beshara said new banners for the historic district are coming.

Domanick asked about the Nov. 5 meeting, which is scheduled for Election Day. The meeting will take place on Nov. 6 per the codified ordinances.

Hudak said Council will have a special Finance Committee of the Whole meeting on Oct. 29 at 6 p.m. to discuss the 2020 budget.

**COMMENTS FROM THE FLOOR**

Robert Glover of Mill Street asked about the Brecksville Road pump station. Frantz said it would be located at 3921 Brecksville Road.

**WORK SESSION**

Discussion of the Right of Way Ordinance (65-2017) was postponed due to the absence of two Council members.

**Tax Increment Fund for Center of Town (Ordinance 48-2019)**

Frantz said the TIF is designed to capture tax revenue generated by property improvements. The boundary lines, noted on the legislation, are the same as those for the water line extension. The Heinle property is not included. Frantz said there is a possibility that the revenue could be used for a revolving loan fund for small businesses in the area.

Lanford said recreation was included in past TIFs. Hanna said this would be a parcel TIF, and there would be complexities in expanding it. Lyons asked what could happen if the village opted for an area TIF. Hanna said that would involved inviting all of the property owners in the area to a public hearing. He said the legislation could be amended.

Hudak adjourned the meeting at 8:28 p.m.



4410 W. Streetsboro Rd. • Richfield, OH 44286-0387

Office: 330.659.9201 • [www.richfieldvillageohio.org](http://www.richfieldvillageohio.org)

Respectfully submitted,

Jeff Gorman  
Clerk of Council

Rick Hudak  
Council President