



**RICHFIELD VILLAGE COUNCIL
SPECIAL MEETING MINUTES
(Meeting conducted via Zoom teleconference)**

**WEDNESDAY, JUNE 10, 2020
6 p.m.**

ROLL CALL: Beshara, Boester, Domanick, Lyons, Philippbar, Stoppenhagen and Waszak.

WORK SESSION

Cleveland Water discussion

Frantz introduced Cleveland water officials Becky Andrus, Jose Gonzalez, Alex Margevicus and Fred Roberts. Andrus is a civil engineer who worked on the water tower design. Roberts works on new water service connections. Gonzalez is a water engineer. Margevicus is the Cleveland water commissioner.

He said the parties signed an agreement in the fall of 2019 but began working together in good faith earlier. Margevicus said that some of the land acquisition deals closed this week.

Andrus said the pump station should be finished in March 2021. The water main construction should also take place at that time. The water tower should be finished by the end of 2022. Frantz said the COVID-19 pandemic has slowed the timeline. He also noted that the pump station would be located on the village property at 3920 Brecksville Road.

Andrus talked about new portions of water lines on West Streetsboro and Broadview roads and Grant Street. Frantz said this work would coincide with the ODOT construction work on West Streetsboro Road so the pavement would only have to be torn up once.

Roberts talked about the frontage fee that would be charged to those who to choose to connect to the new water line. Residents will be invited to a public meeting and will receive a letter about the payment arrangements. Frantz said that the village negotiated a five-year, interest-free loan arrangement for its residents.

Margevicus said Cleveland is paying for the water mains up front with the repayment clock beginning when the water mains become operational. Richfield will pay Cleveland back for the



portion that is not covered by the tie-in fees, and then the village will later receive funds from additional residents who tie in.

Waszak asked what would happen if a resident wanted to retain the current water source at the property. Margevicus said it would have to have a reduced backflow according to state law. Boester asked if the fees after tie-ins would be the same as those for existing customers. Margevicus said yes.

Cortes said Council needed to enter executive session to discuss a legal dispute.

MOTION: TO ENTER EXECUTIVE SESSION TO DISCUSS PENDING LITIGATION.

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

Executive session lasted from 6:45 to 7:09 p.m.

Columbia Road

Council discussed the proposed infrastructure development agreement between the village and JJJ Properties. Law Director Cortes said JJJ had the burden of designing a 400-foot extension of Columbia Road. The extension of the sewer system into the township would have to conform to the standards of the village, NEORS and the Ohio EPA.

Planning & Zoning Director Frantz said the 400 feet of secondary road would be added to an existing 50-foot portion of road. He said the village has an interest in protecting the intersection of Brecksville and Columbia roads from further degradation.

Lyons said the village would accept the road when its engineer says it is up to village standards. Cortes said the village would post a performance bond. Mayor Wheeler said that Allega wants to construct its building and then work on the secondary road. Cortes added that Allega asserted that the building would not generate enough additional traffic to warrant a traffic study. Lyons said an agreement should be signed before Allega builds the road.

Frantz presented the proposed Memorandum of Understanding to the Zoom meeting participants.

Cortes said the village can place the burden on the developer to build the secondary access road, which JJJ wants to be called Allega Way. According to the company's anecdotal data, 80 cars will come to and from work daily, and 30 delivery drivers will come in and out of the parking lot.



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Lyons said language could be added that states the village does not have to wait for the building construction in order to build the road. Engineer Kevin Westbrook said a new traffic study would need to be conducted when the developer proposes something new.

Waszak said the village could ask AMATS to do a study, but Frantz and Beshara said it would not be in-depth. Beshara also noted that the traffic would be coming to the village, not the township.

ORDINANCES AND RESOLUTIONS

MOTION: TO ADD RESOLUTION 39-2020 TO THE AGENDA.

Moved by Philipbar, seconded by Waszak. Upon roll call, motion passed unanimously.

MOTION: TO SUSPEND SECOND AND THIRD READINGS OF RESOLUTION 39-2020.

Moved by Stoppenhagen, seconded by Beshara. Upon roll call, motion passed unanimously.

MOTION: TO ADOPT RESOLUTION 39-2020 (version conveyed by the law director at 8:22 p.m.)

Moved by Beshara, seconded by Stoppenhagen. Upon roll call, motion passed unanimously.

Lyons adjourned the meeting at 8:35 p.m..

Respectfully submitted,

Jeff Gorman
Council Clerk

Mike Lyons
Council President

