

THE CITY OF STREETSBORO, OHIO

SPECIAL SERVICE COMMITTEE MEETING MINUTES

Monday, August 23, 2021

This Special Service Committee Meeting was called to order on Monday, August 23, 2021 at 7:00 p.m. by Michael Lampa, Chairman. Mr. Lampa welcomed the high school students in the audience and invited them to go to the lectern if they had any questions tonight. Mrs. Field gave an invocation and then Mayor Broska led the Pledge of Allegiance.

PRESENT: Mike Lampa, Justin Ring, Jon Hannan, Anthony Lombardo, Jennifer Wagner, Chuck Kocisko, Julie Field

ABSENT: None.

ALSO PRESENT: Glenn Broska, Mayor
Troy Beaver, Police Lieutenant
Rob Reinholz, Fire Chief
Bill Miller, Service Director
Justin Czekaj, City Engineer
Patrick O'Malia, Economic Development Director
Sara Fagnilli, Assistant Law Director
Shawna Lockhart-Reese, HR Manager
[by Zoom video conferencing:]
Jenny Esarey, Finance Director
John Cieszkowski, Planning Director
Greg Mytinger, Parks and Recreation Director
Caroline Kremer, Clerk of Council

Special Business

Update on Forest Valley Development

Mr. Czekaj said he had talked to the excavator this afternoon who planned to work on the ponds next week. The rains earlier this month had pushed his work schedule back. Mrs. Field was concerned that any rain this week could delay the work even more.

Mr. Miller and Mr. Willa had provided a water report to Council and the developer; they had only found five small items for the developer to fix before the water system or road could be dedicated [see attached].

Mayor Broska explained that all the contractors were very busy this summer and worked on jobs as the weather, staff, and equipment allowed. When the Mayor had talked to the contractor last week, he had confirmed that Forest Valley was a priority but he needed three straight days of no rain to be able to get his equipment to the ponds which could be very muddy. When he couldn't work on the

ponds last week in the rain he moved on to another job and needed to finish that and then get to Forest Valley.

Mayor Broska clarified that Mr. Czekaj and Mr. Miller had toured Forest Valley. They were not certain the final top coat had been applied because it appeared the existing coat was below the lip the of curb, so that needed to be determined. The road seemed to be in pretty good condition, but it did need to be sealed, as any road did, and when that happened Mr. Czekaj and Mr. Miller would make sure the road was up to City standards.

Mayor Broska also clarified that the excavating company, hired by the developer, was to clean out the retention ponds inside the fences. The landscaper was hired by the developer to landscape and as long as the grass didn't get too high to be cited, that work was between the landscaper, the developer, and the residents. If the residents wanted to take over the HOA, the residents needed to pressure the developer to turn the HOA over to them so they could hire their own landscapers. The City was working on (and only concerned with) the items that were part of the construction agreement and on the City's checklist, including the retention ponds. Although the road had not been dedicated yet, the City had taken on the obligation of plowing the snow for the taxpayers that lived on Forest Valley Lane. Mayor Broska added that there was an 18 months maintenance bond on the road after the certificate of substantial completion was issued by the Engineer. The certificate of substantial completion had been delayed until after the detention ponds had been properly addressed.

Mayor Broska summarized for Mr. Lampa that the developer had to fix the listed issues with the water valves, the developer had to clean out the detention ponds (which he had contracted to get done), the landscaping problems mentioned by the residents needed to be handled between the residents and the developer (not the City unless the grass got long enough to be posted). The City would not release the performance bond until the road was dedicated, and the developer had a construction agreement with the City that had to be fulfilled, so he wouldn't just walk away. The City and the residents had been more than patient with the developer, but it seemed things were coming to a resolution.

Richard Kelly, 9975 Forest Valley Lane, said the storm sewer screens were filled with dirt. Mr. Miller said the screens at the sewers were there to keep debris from going into the sewers; the screens would be removed once the retention ponds were done. Mr. Kelly wondered what the detention ponds were supposed to look like after the excavator worked on them. Mayor Broska told him the excavator would clean out the ponds, and after that it would be up to the HOA to do annual maintenance of the ponds with an annual inspection by a certified professional.

Mayor Broska said although the residents had complained to the City about various issues over the last few years, the City had complained to the developer even more. The City wanted this all done too. Mr. Kelly wanted to make sure the street had its final seal coat to prevent future potholes. Mayor Broska wasn't aware of this developer, Rick Summers, doing any other projects in Streetsboro right now. Mayor Broska said all of these issues had taught the administration what to look out for so these issues wouldn't happen again in the future with any other developments.

Mr. Lampa summarized the situation: the excavating company would work on the ponds as soon as they had three days of dry weather, hopefully next week; the developer had been notified of the water valve issues and could start to correct those at any time. Mr. Miller said the developer would want to dedicate the road as soon as he could and the City would inspect the water valves and road again when that was requested, and the City would not release the bond until everything was satisfactory.

Mrs. Field suggested City Council stay on top of this topic, but the administration was working on it and reporting to City Council so it didn't need to be on the Council agenda again unless specific Council action was needed. Mr. Lampa agreed with Mrs. Field. The residents had the contact information for Mr. Lombardo, Mr. Lampa and the Mayor if other questions or issues arose.

Announcements

There will be a Finance Committee Meeting immediately following this meeting.

There being no further business to be addressed by this Committee, and upon motion by Mr. Hannan, seconded by Mrs. Field, this meeting adjourned at 7:22 p.m.

ATTEST:

Caroline L. Kremer, Clerk of Council

Michael L. Lampa, Chairman